

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC07-078

Submitted: 10/3/2007

PROJECT DESCRIPTION: Planned Development Rezoning from R-1-5 Single-Family Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 8 single-family residences on a 3.68 gross acre site.

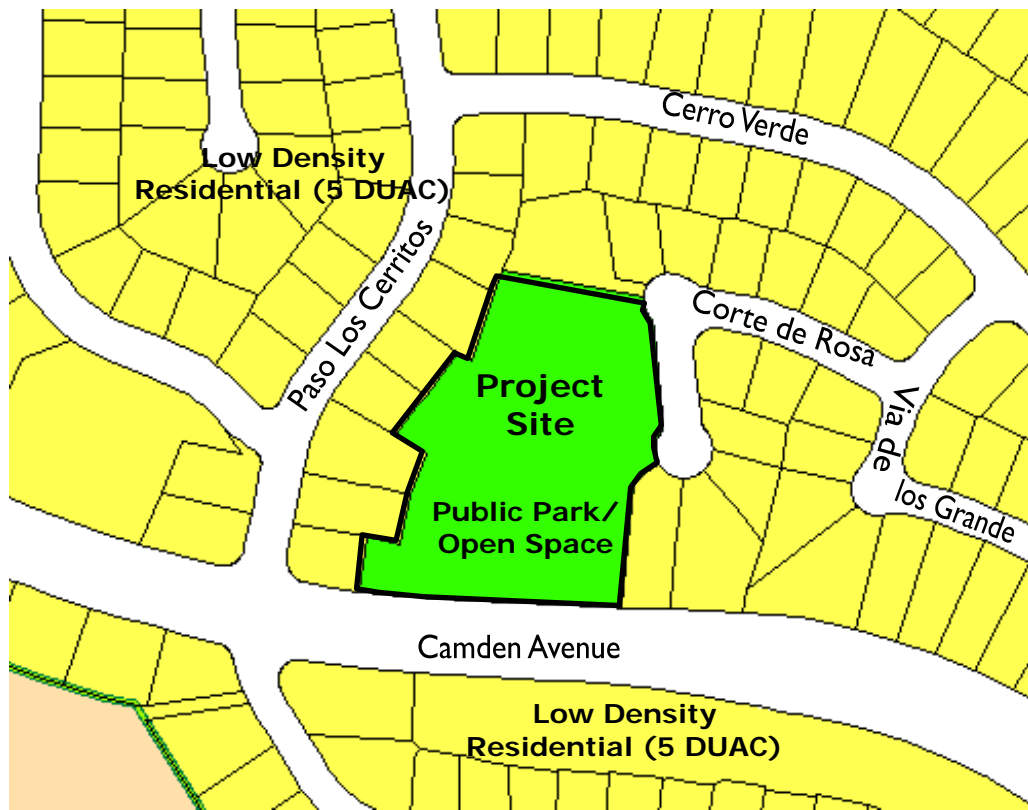
LOCATION: North side of Camden Avenue, approximately 300 feet east of Paso Los Cerritos.

Existing Zoning	R-1-5 Single Family
Proposed Zoning	A(PD) Planned Development
General Plan	Public Park & Open Space
Council District	10
Annexation Date	01/11/1965
SNI	N/A
Historic Resource	No
Redevelopment Area	No
Specific Plan	N/A

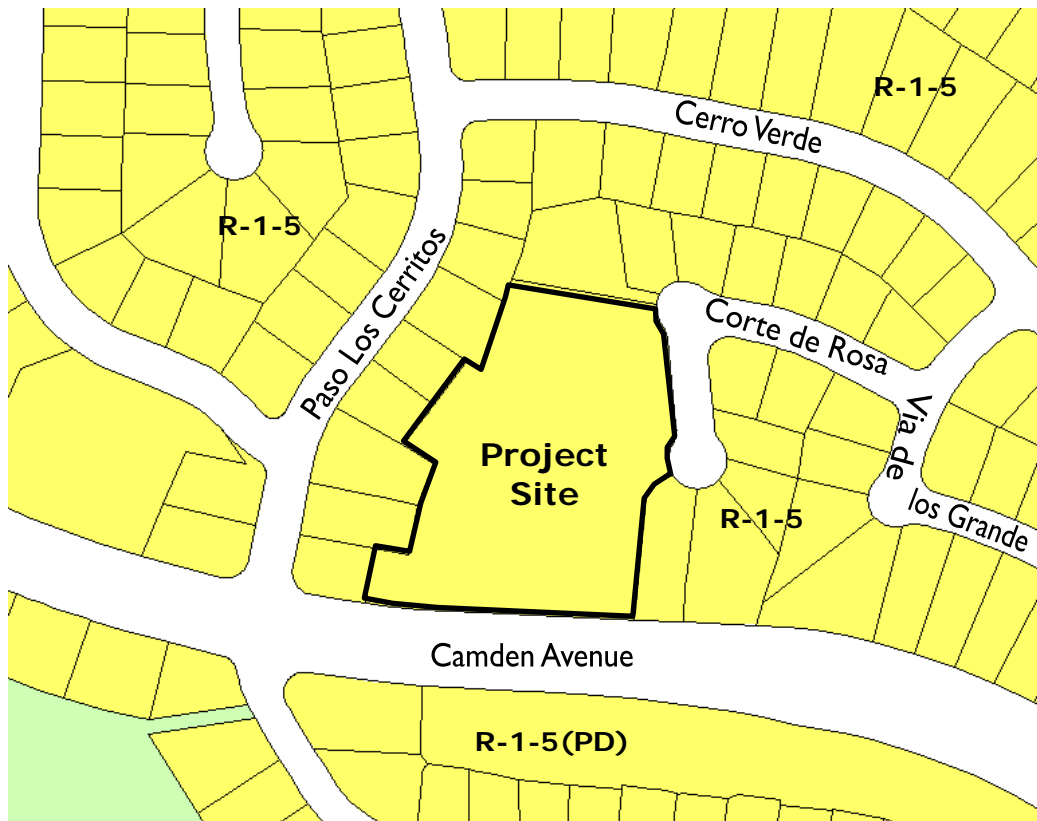
Aerial Map



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan Housing Major Strategy.
2. The project is consistent with the “Surplus Public/Quasi-Public and Public Parks/Open Space Land” General Plan Discretionary Alternate Use Policy, as it proposes to supply infill housing on a site auctioned by the City as surplus parkland.
3. The proposed project, 8 single-family residences, is compatible with surrounding single-family residential land uses.
4. Although technically not applicable, the proposed project is generally in conformance with the intent and guiding principles of the Residential Design Guidelines.

BACKGROUND & DESCRIPTION

On October 3, 2007, the applicant, Corte de Rosa Homes, LLC, filed a Planned Development Rezoning to allow up to 8 single-family detached residential units on a 3.68 gross acres site, on the North side of Camden Avenue, approximately 300 feet east of Paso Los Cerritos (at the southwestern terminus of Corte de Rosa). A Planned Development Rezoning is required because the developer proposes infill housing on a site with a Public Parks/Open Space General Plan Land Use/Transportation Diagram designation.

A narrow land strip of approximately 0.1 acres at the northern portion of the existing parcel is not included as part of the Planned Development Rezoning proposal. The area is intended to be transferred to the adjacent property owner to the north through a subsequent lot line adjustment.

ANALYSIS

The proposed Planned Development Rezoning would facilitate development of an underutilized infill parcel into 8 single-family detached residential units. The primary issues associated with the proposed project are conformance with the San José 2020 General Plan, compliance with the California Environmental Quality Act (CEQA), and neighborhood compatibility conformance with regards to setbacks, open space, and parking. The applicant has worked diligently with staff to modify the site layout to address staff concerns throughout the process, and staff notes below how each of these criteria are addressed in the proposed project.

General Plan Conformance

The San José 2020 General Plan includes several Discretionary Alternate Use Policies to encourage development that meets the intent of the General Plan Major Strategies but may not specifically fall into the use category or density range proscribed by the specific land use designation. This site has a designation of Public Parks/Open Space on the adopted San José 2020 General Plan Land Use/Transportation Diagram, which is intended for active and passive public recreational uses. This parcel was originally reserved for parkland and was owned by the City until it was auctioned to the public as surplus land in 2007.

The proposed project is infill single-family housing in an existing single-family neighborhood, and therefore may be determined to be in conformance with the General Plan under the “Surplus Public/Quasi-Public and Public Parks/Open Space Land” General Plan Discretionary Alternate Use Policy. This Policy allows flexibility in the use and density of the existing General Plan designation on parcels that have been determined by the City to be surplus parcels not suitable for public or parkland uses, so long as the proposed project is designed in such a way as to be compatible with the surrounding neighborhood.

The surrounding neighborhood is designated Low Density Residential (5.0 DU/AC). The net density of the proposed project is 2.6 DU/AC. The proposed lot sizes as shown on the conceptual site plan range from 10,139 to 23,450 sq. ft. Staff believes the proposed project will be compatible with the existing neighborhood because of density, site design, and setbacks incorporated into the project. Neighborhood compatibility is further discussed in the neighborhood compatibility section of this report.

The project furthers the San José 2020 General Plan Housing Major Strategy in that it provides compatible housing on an infill parcel.

Environmental Review

Planning staff prepared an Initial Study for the proposed project. The Initial Study concluded that the proposed project could have significant effects on the environment, which would be reduced to a less than significant level by mitigation measures that the applicant has agreed to implement. A draft Mitigated Negative Declaration (MND) has been circulated for public comment.

The environmental issues addressed in the Initial Study and Draft MND include (1) biological resources, (2) geology and soils, and (3) noise. As described in the MND, the project is required to survey for nesting raptors before construction activity begins and follow appropriate mitigation should any raptors be encountered on the site. Also, the project will be required to comply with all conditions in the Geohazard Clearance issued by the Director of Public Works. The project will also be required to incorporate mitigation to ensure that the project meets the City's Noise policies, and that all residences would not be exposed to interior noise in excess of 45 DNL.

The applicant prepared a tree survey that indicates that 23 trees exist on the site, three of which are of Ordinance size. All trees removed for development must be mitigated at the ratios indicated in the adopted MND.

The public review period for the Draft MND began on January 7, 2009 and ended on January 26, 2009. The Initial Study and MND are available for review on the City website at: <http://www.sanJoseca.gov/planning/eir/MND.asp>. The Director adopted the MND on January 26, 2009. No public comments were received on the environmental process for this project.

Neighborhood Compatibility

The site is currently vacant and has deposited fill located in the middle of the site. The project is surrounded by single-family residential on the north, east, and west, and borders Camden Avenue to the south. Across Camden Avenue are more single-family residences. The significant issues for this project in terms of neighborhood compatibility include building setbacks and height, grading, sizing and location of accessory structures, and parking.

Setbacks/Height

As the property is surrounded by residences in the R-1-5 Single Family Residence zoning district, setbacks and building heights for the project are proposed to be identical to those of the R-1-5 zoning district. The project proposes a minimum front setback of 25 feet, minimum side setbacks of 5 feet on the interior side and 12.5 feet on corner sides, and a minimum rear setback of 20 feet.

Grading and Accessory Structures

As this project is in a geohazard zone and on a steep grade in some areas, there are significant grading challenges. The project responds to these challenges by proposing extensive use of retaining walls in lieu of other design options, such as stepped foundations or split pads. As shown on the conceptual grading

plan, a large proportion of the rear yard of each proposed single-family lot is retained with walls up to 9 feet in height. The final review and approval of retaining wall use, location and height and consideration of other design solutions will be at the discretion of the Director of Planning during the Planned Development (PD) Permit review. For example, staff will be looking more closely at the retaining wall and fence heights as they relate to the adjacent properties, particularly the adjacent property to the north. Changes to final grading solutions at the PD permit may require additional review and a new Geohazard Clearance by the Director of Public Works. Planning staff recommends that all other accessory buildings be regulated under Table 20-70 of the Zoning Ordinance, pending Geohazard Clearance by the Director of Public Works.

Parking

The City standard parking requirement for single-family residences is two covered parking spaces per unit. The Residential Design Guidelines go beyond this to say that new detached single-family residences with a driveway apron able to accommodate one parked vehicle should have one additional off-lot parking space within 150 feet of the residence. The project proposes three-car garages for each unit, and parking for at least two cars in the driveway aprons of each unit. In addition, street parking is available along the project frontage on Corte de Rosa and on one side of the new cul-de-sac extension. With the ability to accommodate at least five vehicles on each site, plus additional on-street spaces, the project exceeds the parking recommendations for single-family residential uses.

PUBLIC OUTREACH

Consistent with the City Council Public Outreach Policy, a sign was posted on-site to notify neighbors of the proposed development. On June 2, 2008, planning staff held a noticed community meeting for the project. Approximately 30 members of the community were in attendance. Community members were concerned with parking and increased traffic on a neighborhood level, as well as preservation of views and the location of the proposed cul-de-sac. Staff responded that the applicant's proposal exceeds the parking requirement of the Zoning Ordinance, and that traffic was not expected to increase dramatically as a result of eight additional units. In addition, staff noted that the fence requirements would be kept the same as the rest of the neighborhood, and that the cul-de-sac location was determined by grading requirements on the site. The applicant has worked with staff to incorporate staff and community comments.

Following this meeting, the neighbors requested that staff meet on-site to discuss the project. Staff met with approximately 13 neighbors on January 16, 2009, walked the site with the neighbors, and answered questions. Some community members still expressed concern about the cul-de-sac location, but by the end of the meeting, the community accepted the site plan and generally indicated support for the project.

The project was also published in local newspapers, the San Jose Mercury News and the Post Record. This staff report is also posted on the City's Website. Staff has been available to respond to questions from the public. A notice of this Planning Commission public hearing and subsequent City Council hearing was mailed to the owners and tenants of all properties located within 1,000 feet of the project site.

Project Manager: Licinia McMorrow **Approved by:**  **Date:** 2/4/09

Owner/Applicant:	Attachments:
Gregory Howell 750 University Ave, Suite 150 Los Gatos, CA 95032	Development Standards Mitigated Negative Declaration Final Public Works Memo Reduced Plan Set

PDC07-078
Corte de Rosa Homes

General Development Standards

Permitted Use

Up to 8 single-family detached residential units.

Minimum Lot Size

8,000 square feet

Maximum Building Height/Stories

Building height is per R-1-5 single-family residential zoning district development standards in Zoning Ordinance Chapter 20.30, as amended.

Setbacks

Setbacks are per R-1-5 single-family residential zoning district development standards in Zoning Ordinance Chapter 20.30, as amended.

Accessory Structures

Retaining walls:

Location, setbacks, and height of retaining walls will be reviewed and permitted at the discretion of the Director of Planning with the Planned Development Permit, and revisions to the Geohazard Clearance requirements as approved by the Director of Public Works may be required.

All other accessory structures:

All other accessory buildings and structures shall be reviewed per Zoning Ordinance Table 20-70, in conjunction with Geohazard Clearance requirements as approved by the Director of Public Works.

Required Parking

For each unit, two covered spaces per unit, plus space for at least one vehicle in the driveway.

General Notes

Remnant Property along Northern Edge

A Lot Line Adjustment to transfer the 0.1 acre strip of property along the northerly edge of the site (as shown on the conceptual site plan) shall be recorded prior to approval of the first Tentative Map. Alternatively, said land shall be incorporated into lots 2 and 3 at the Planned Development Permit stage.

Water Pollution Control Plant Notice

Pursuant to part 2.75 of chapter 15.12 of the San José Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development

approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San José – Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San José – Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

Street Trees

The Public right-of-way shall be planted with street trees as directed by the City Arborist.

Private Infrastructure Standards

Private Infrastructure standards will meet or exceed Public Improvement standards.

Post-Construction Storm Water Treatment Controls

The city's national pollutant discharge system (NPDES) permit compliance requires this project to incorporate post-construction mitigation measures to control the discharge of pollutants into the storm drainage system to the maximum extent practical. Planned development permit plans for this project shall include design details of all post construction storm water treatment controls proposed for the project to the satisfaction of the director of planning.

Park Impact Fees & Parkland Dedication Ordinance

The applicant shall comply with the requirements of the Park Impact Ordinances, pursuant to Ordinance 24172 (Chapter 14.25 of Title 14 of the San José, Municipal Code) and the project shall comply with the Parkland Dedication Ordinance.

Environmental Mitigation and Standard Measures

The following environmental mitigation and standard measures, or their equivalent, shall be implemented by the project to the satisfaction of the Director of Planning, Building, and Code Enforcement:

AESTHETICS

Standard Measures: The proposed project would implement the following standard measures:

- Design of the project shall conform to the City's Residential Design Guidelines.
- Lighting on the site shall conform to the City's Outdoor Lighting Policy (4-3).
- The project shall be landscaped in irrigated in conformance to the City's *Landscape and Irrigation Guidelines*.

AIR QUALITY

Mitigation Measures: The following mitigation measures will be implemented by proposed project during all phases of construction to prevent visible dust emissions from leaving the site:

- Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two (2) feet of freeboard.
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.
- Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Install wind breaks, or plant trees/ vegetative wind breaks at windward side(s) of construction areas.
- Suspend excavation and grading activities when winds instantaneous gusts exceed 25 mph.
- Limit the area subject to excavation grading, and other construction activity at any one time.

BIOLOGICAL RESOURCES

Mitigation Measures: The following mitigation measures will be implemented by the project to reduce impacts to nesting raptors and to a less than significant level:

Raptors

If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be completed by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be completed no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be completed no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by project construction, the ornithologist shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning prior to the issuance of any grading or building permit.

Standard Measures: The following standard measures will be implemented by the proposed project to reduce impacts to trees:

- All trees that are to be removed shall be replaced at the ratios specified in Table 4.4-1:

TABLE 4.4-1 TREE REPLACEMENT RATIOS				
Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 18 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container

- In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures shall be implemented by the project, to the satisfaction of the Director of Planning, Building, and Code Enforcement:

The size of a 15-gallon replacement tree can be increased to 24-inch box and count as two replacement trees.

- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement. Contact Todd Capurso, PRNS Landscape Maintenance Manager, at 277-2733 or todd.capurso@sanjoseca.gov for specific park locations in need of trees.
- A donation of \$300 per mitigation tree to Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. Contact Rhonda Berry, Our City Forest, at (408) 998-7337 x106 to make a donation. A donation receipt for off-site tree planting shall be provided to the Planning Project Manager prior to starting construction.

CULTURAL RESOURCES

STANDARD MEASURES:

Should evidence of prehistoric cultural resources be discovered during construction, work within 50 feet of the find shall be stopped to allow adequate time for evaluation and mitigation by a qualified professional archaeologist. The material shall be evaluated and if significant, a mitigation program including collection and analysis of the materials at a recognized storage facility shall be developed and implemented under the direction of the City's Environmental Principal Planner.

As required by County ordinance, this project has incorporated the following guidelines. - Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the

Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

GEOLOGY AND SOILS

Mitigation Measures:

- The project shall meet all conditions specified in the City's Geologic Hazard Clearance, dated November 25, 2008.
- All recommendations of the project's geotechnical and geologic reports and geotechnical consultants must be followed. All geotechnical constraints and methods of geologic hazard mitigation identified in the reports must be implemented.
- Any changes to the geologic, geotechnical, or civil engineering professionals, reports, or plans of record, or the project design, concept, or use, must be reviewed and approved by the City's Engineering Geologist. Significant changes may require a new Geologic Hazard Clearance of may result in revocation of the Clearance.
- Prior to issuance of a grading permit, a grading and drainage plan for the project must be reviewed and approved by the City's Engineering Geologist.
- All earthwork, foundation installation, drainage improvements, geologic hazard mitigation measures, and related facilities must be inspected by the project Engineering Geologist and Geotechnical Engineer during each phase of site grading and construction, and documented by submission to the City of final geotechnical and geologic reports.
- If any unanticipated hazardous geologic or subsurface conditions are encountered during grading, or if there are any modifications in the grading or geologic hazard mitigation measures necessary, the City's Engineering Geologist must be immediately notified. In such an event, a supplemental geologic/geotechnical investigation must be performed and submitted to the City for review and approval prior to progressing further with the project.

Standard Measures: The following standard measure will be implemented by the project to reduce seismic-related impacts:

- The proposed project shall be designed and constructed in conformance with the Uniform Building Code guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking.

- The soil engineering report prepared for the project site shall be subject to the review and approval of the City Geologist, prior to issuance of a grading permit or Public Works Clearance for the site. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). Project construction shall follow the recommendations of the soil engineering report.

HYDROLOGY & WATER QUALITY

Standard Measures: Implementation of the following measures, consistent with NPDES Permit and City Policy requirements, will reduce potential construction impacts to surface water quality to less than significant levels. The ongoing maintenance of the post-construction water quality control measures (e.g., cleaning vegetative swales) will be the responsibility of the project.

Construction Measures

- Prior to the commencement of any clearing, grading or excavation, the project shall comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:
 - The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities.
 - The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
- The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities. Examples of BMPs are contained in the publication Blueprint for a Clean Bay. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 E. Santa Clara Street, San Jose, California 95113. The Erosion Control Plan may include BMPs as specified in ABAG's Manual of Standards Erosion & Sediment Control Measures for reducing impacts on the City's storm drainage system from construction activities. For additional information about the Erosion Control Plan, the NPDES Permit requirements or the documents mentioned above, please call the Department of Public Works at (408) 535-8300.
- The project applicant shall comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:
 - Restriction of grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season.
 - Utilize on-site sediment control BMPs to retain sediment on the project site.
 - Utilize stabilized construction entrances and/or wash racks.
 - Implement damp street sweeping.

- Provide temporary cover of disturbed surfaces to help control erosion during construction.
- Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

Post-Construction Measures

- Prior to the issuance of a Planned Development Permit, the applicant must provide details of specific Best Management Practices (BMPs), including, but not limited to, bioswales, disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled “No Dumping – Flows to Bay” to the satisfaction of the Director of Planning, Building and Code Enforcement.
- The project shall comply with Provision C.3 of NPDES permit Number CAS0299718, which provides enhanced performance standards for the management of stormwater of new development.
- The project shall comply with applicable provisions of the following City Policies – 1) Post-Construction Urban Runoff Management Policy (6-29) which establishes guidelines and minimum BMPs for all projects and 2) Post-Construction Hydromodification Management Policy (8-14) which provides for numerically sized (or hydraulically sized) TCMs.

NOISE

Standard Measure: The following standard measures will be implemented by the proposed project to reduce short-term construction noise impacts to a less than significant level:

- Post-construction mechanical equipment shall conform to the City’s General Plan limitation of 55 DNL at residential property lines.
- Construction will be limited to the hours of 7:00 AM to 7:00 PM Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Weekend construction hours, including staging of vehicles, equipment and construction materials, shall be limited to Saturdays between the hours of 9:00 AM to 5:00 PM. Permitted work activities on Saturdays shall be conducted exclusively within the interior of enclosed building structures provided that such activities are inaudible to existing adjacent residential uses. Exterior generators, water pumps, compressors and idling trucks are not permitted. The developer shall be responsible for educating all contractors and subcontractors of said construction restrictions. Rules and regulation pertaining to all construction activities and limitations, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
- The contractor shall use “new technology” power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.

- Locate stationary noise generating equipment as far as possible from sensitive receptors. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.
- Radios shall be controlled as to not be audible outside of the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise sensitive uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" responsible for responding to any local complaints about construction noise and post the telephone number for the disturbance coordinator at a conspicuous location on the construction site and include it in the notice sent to neighbors regarding the construction schedule. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented.

Mitigation and Avoidance Measures: The following measures are included in the proposed project to avoid noise impacts:

- All new multi-family housing is subject to the requirements of Title 24, Part 2, of the State Building Code. Since noise levels exceed 60 DNL on the site, an analysis detailing the treatments incorporated into the building plans shall be prepared and submitted to the City Building Department prior to issuance of a building permit. The report shall demonstrate that the design would achieve an interior DNL of 45 or less in all habitable residential areas.

PUBLIC SERVICES

Standard Measure: The following standard measures will be implemented by the proposed project to reduce public service impacts to a less than significant level

- In accordance with California Government Code Section 65996, the developer shall pay a school impact fee, to the School District, to offset the increased demands on school facilities caused by the proposed project.
- The project shall conform to the City's Park Impact Ordinance (PIO) and Parkland Dedication Ordinance (PDO) (Municipal Code Chapter 19.38).

DRAFT
MITIGATED NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

NAME OF PROJECT: PDC07-078 - Corte de Rosa

PROJECT FILE NUMBER: PDC07-078

PROJECT DESCRIPTION: Planned Development Rezoning from R-1-5 Single-Family Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 8 single-family residences on a 3.68 gross acre site and subsequent permits

PROJECT LOCATION & ASSESSORS PARCEL NO.: north side of Camden Avenue, approximately 300 feet east of Paso Los Cerritos (APN: 575-16-053)

COUNCIL DISTRICT: 10

APPLICANT CONTACT INFORMATION: CORTE DE ROSA HOMES, LLC, Attn: Doug Masnaghetti, 750 UNIVERSITY AVE, SUITE 150 LOS GATOS CA 95032, SAN JOSE CA, (408)691-9550

FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

- I. AESTHETICS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- II. AGRICULTURE RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- III. AIR QUALITY** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- IV. BIOLOGICAL RESOURCES** – The following mitigation measures shall be incorporated into the project to reduce impacts to biological resources to a less than significant level:

raptors. If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning prior to the issuance of any grading or building permit.

CULTURAL RESOURCES – The project will not have a significant impact on this resource, therefore no mitigation is required.

GEOLOGY AND SOILS – The following mitigation measures shall be incorporated into the project to reduce impacts from geology and soils to a less than significant level:

The project shall meet all conditions specified in the City's Geologic Hazard Clearance, dated November 25, 2008. All recommendations of the project's geotechnical and geologic reports and geotechnical consultants must be followed. All geotechnical constraints and methods of geologic hazard mitigation identified in the reports must be implemented. Any changes to the geologic, geotechnical, or civil engineering professionals, reports, or plans of record, or the project design, concept, or use, must be reviewed and approved by the City's Engineering Geologist. Significant changes may require a new Geologic Hazard Clearance and may result in revocation of the Clearance. Prior to issuance of a grading permit, a grading and drainage plan for the project must be reviewed and approved by the City's Engineering Geologist. All earthwork, foundation installation, drainage improvements, geologic hazard mitigation measures, and related facilities must be inspected by the project Engineering Geologist and Geotechnical Engineer during each phase of site grading and construction, and documented by submission to the City of final geotechnical and geologic reports. If any unanticipated hazardous geologic or subsurface conditions are encountered during grading, or if there are any modifications in the grading or geologic hazard mitigation measures necessary, the City's Engineering Geologist must be immediately notified. In such an event, a supplemental geologic/geotechnical investigation must be performed and submitted to the City for review and approval prior to progressing further with the project.

I. HAZARDS AND HAZARDOUS MATERIALS – The project will not have a significant impact on this resource, therefore no mitigation is required.

II. HYDROLOGY AND WATER QUALITY – The project will not have a significant impact on this resource, therefore no mitigation is required.

LAND USE AND PLANNING – The project will not have a significant impact on this resource, therefore no mitigation is required.

MINERAL RESOURCES – The project will not have a significant impact on this resource, therefore no mitigation is required.

NOISE – The following mitigation measures shall be incorporated into the project to reduce impacts from noise to a less than significant level:

The project shall incorporate building sound insulation to meet the requirements of the California Building Code to reduce interior noise levels to 45 dBA or lower, using standard construction techniques. Prior to issuance of occupancy permits, building plans for all units will be checked by a qualified acoustical consultant to ensure that noise

levels are attenuated sufficiently. All units shall have forced air ventilation systems to allow the windows to remain closed so that an interior noise level of 45 dBA can be achieved.

XII. POPULATION AND HOUSING – The project will not have a significant impact on this resource, therefore no mitigation is required.

XIII. PUBLIC SERVICES – The project will not have a significant impact on this resource, therefore no mitigation is required.

XIV. RECREATION – The project will not have a significant impact on this resource, therefore no mitigation is required.

XV. TRANSPORTATION / TRAFFIC – The project will not have a significant impact on this resource; therefore no mitigation is required.

XVI. UTILITIES AND SERVICE SYSTEMS – The project will not have a significant impact on this resource, therefore no mitigation is required.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE – The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no additional mitigation is required.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on **January 27, 2009**, any person may:

Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or

Submit written comments regarding the information, analysis, and mitigation measures in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Circulated on: 1/6/09
Deputy

SPB Walsh

Adopted on: 1/27/09
Deputy

SPB Walsh

Memorandum

TO: Licinia McMorrow
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 01/30/09

PLANNING NO.: PDC07-078
DESCRIPTION: Planned Development Rezoning from R-1-5 Single-Family Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 8 single-family residences on a 3.68 gross acre site
LOCATION: north side of Camden Avenue, approximately 300 feet east of Paso Los Cerritos (APN: 575-16-053)
P.W. NUMBER: 3-18299

Public Works has received all required items for the subject project on 01/28/09 and submits the following comments and requirements.

Project Conditions:

1. **Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.
2. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
3. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 15 units of Single Family detached or less.
4. **Grading/Geology:**
 - a) A Geologic Hazard Clearance Certificate was issued on 11/25/08. All grading work shall conform to the conditions and requirements on the certificate.
 - b) A grading permit is required prior to the issuance of a Public Works Clearance.

- c) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
- d) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.

5. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29:

- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations to show the following:
 - i) Revise drainage summary table to include all pervious and impervious surfaces, the amount of all surfaces should equal to total site area.
 - ii) Submit numeric sizing calculations for the proposed bio-retention planters.
 - iii) Provide details and sections of the proposed treatment control measures.
 - iv) Provide details and sections of the proposed pervious pavement.
- b) Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
- c) A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.

6. **Flood: Zone D** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.

7. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

8. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.

9. **Dedication:** The current Assessor's Parcel Map shows project's property line to the center of Corte De Rosa. Dedication shall be required from center line of street to back of existing sidewalk along the entire frontage along Corte De Rosa.
10. **Street Improvements:**
 - a) Extend storm main along project frontage at Corte De Rosa to connect to the existing storm manhole. Connection to the existing catch basin is not allowed.
 - b) Eliminate the existing thru-curb drain at Corte De Rosa.
 - c) Construct City standard 26' driveway for the private street at Corte De Rosa.
 - d) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
 - e) Remove weeds and provide ground cover in existing park strip.
 - f) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - g) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
11. **Complexity Surcharge:** Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.
12. **Electrical:** Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
13. **Street Trees:**
 - a) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
 - b) Contact the City Arborist at (408) 277-2756 for the designated street tree.
 - c) Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in park strip. Obtain a DOT street tree planting permit for any proposed street tree plantings.
14. **Private Streets:** Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards

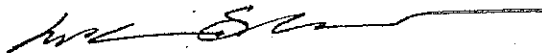
Planning and Building

01/30/09

Subject: PDC07-078

Page 4 of 4

Please contact the Project Engineer, Vivian Tom, at (408) 535-6819 if you have any questions.



Ebrahim Sohrabi
Senior Civil Engineer
Development Services Division



ES:vt

6000_3840573032.DOC

CORTE DE ROSA LLC DEVELOPMENT

8 SINGLE FAMILY HOME PLANNED DEVELOPMENT
CORTE DE ROSA, SAN JOSE, CALIF.

PLANNED DEVELOPMENT REZONING
FILE PD PDC07-078

CONSTRUCTION DATA:

BUILDING TYPE: VB
NUMBER OF STORIES: 2
OCCUPANCY GROUP: R3, U1
FIRE SPRINKLER: YES
2007 CBC

PROJECT DIRECTORY

DEVELOPER:

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS, CA 95032

DESIGNER

RICHARD HARO
DRAFTING AND PLANNING INC.
843 S. MCGILINCEY LANE
CAMPBELL, CA 95008
408-371-7209

CIVIL ENGINEER

BOWMAN AND WILLIAMS
1011 CEDAR ST
SANTA CRUZ, CA. 95060
(831) 426-4560

SOILS ENGINEER

REDWOOD GEOTECHNICAL
ENGINEERING INC.
7450 RAILROAD ST
GILROY, CA 95020

GEOLOGIST

STEVEN F. CONNELLY, CEG
309 JACKSON STREET
SAN JOSE, CA 95112
(408) 288-7625

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3. CONCEPTUAL SITE PLAN

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- 4.1 SITE CROSS SECTIONS
- 4.2 CONCEPTUAL DRAINAGE PLAN

- 5a.1 CONCEPTUAL FLOOR PLAN-1
- 5a.2 CONCEPTUAL ELEVATIONS PLAN-1
- 5a.3 CONCEPTUAL ELEVATIONS PLAN-1
- 5b.1 CONCEPTUAL FLOOR PLAN-2
- 5b.2 CONCEPTUAL ELEVATIONS PLAN-2
- 5b.3 CONCEPTUAL ELEVATIONS PLAN-2

- 5c.1 CONCEPTUAL FLOOR PLAN-3
- 5c.2 CONCEPTUAL ELEVATIONS PLAN-3
- 5c.3 CONCEPTUAL ELEVATIONS PLAN-3

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- 5e.2 CONCEPTUAL ELEVATIONS PLAN-5
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- 5f.2 CONCEPTUAL ELEVATIONS PLAN-6
- 5f.3 CONCEPTUAL ELEVATIONS PLAN-6

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- 6.0 CONCEPTUAL LANDSCAPE PLAN

SITE INFORMATION

1. APN 575-16-053
2. SITE AREA = 160,300.8 SF (3.68 AC GROSS)
145,610.4 SF (3.343 AC NET)

3. EXISTING USE : CITY OF SAN JOSE PARK LAND
4. PROPOSED USE : 8 SINGLE FAMILY HOMES
AND 1 PRIVATE ROAD

5. PARKING SPACES REQUIRED : 16
PARKING PROVIDED
OFF SITE PARKING : 8
COVERED PARKING (ON SITE) : 24
TOTAL PROVIDED : 32

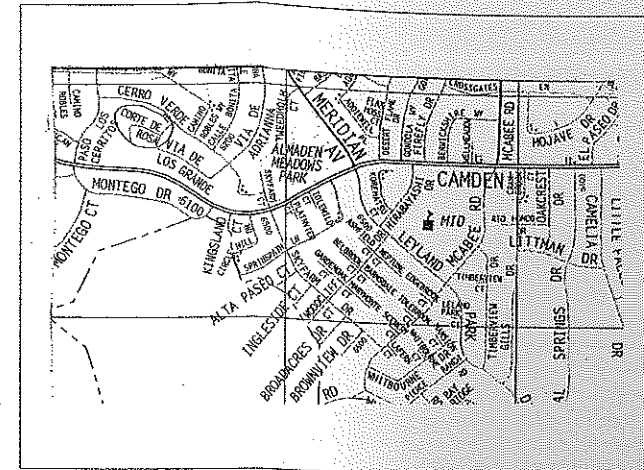
6. TOTAL FOOTPRINT OF LOTS = 90.8%

LOT-1 10,139 SF
LOT-2 10,955.40 SF
LOT-3 15,487 SF
LOT-4 15,804 SF
LOT-5 21,312 SF

LOT-6 23,450 SF
LOT-7 17,914 SF
LOT-8 19,513 SF
LOT-9 11,036 SF

TOTAL AREA 145,610.4 SF (3.343 AC NET) 90.8 %

7. DENSITY = 2.6 UNITS / ACRE (NET)



LOCATION MAP

46 ACRES	12.4%	APPROXIMATE BUILDING COVERAGE
.49 ACRES	13.3%	NEW PRIVATE ROAD
.18 ACRES	4.9%	PROPOSED DRIVEWAYS
2.45 ACRES	66.7%	LANDSCAPED AREAS
.1 ACRES	2.7%	LOT LINE ADJUSTMENT
3.68 ACRES	100%	GROSS LOT AREA

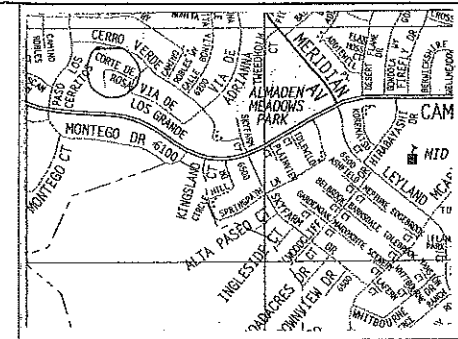
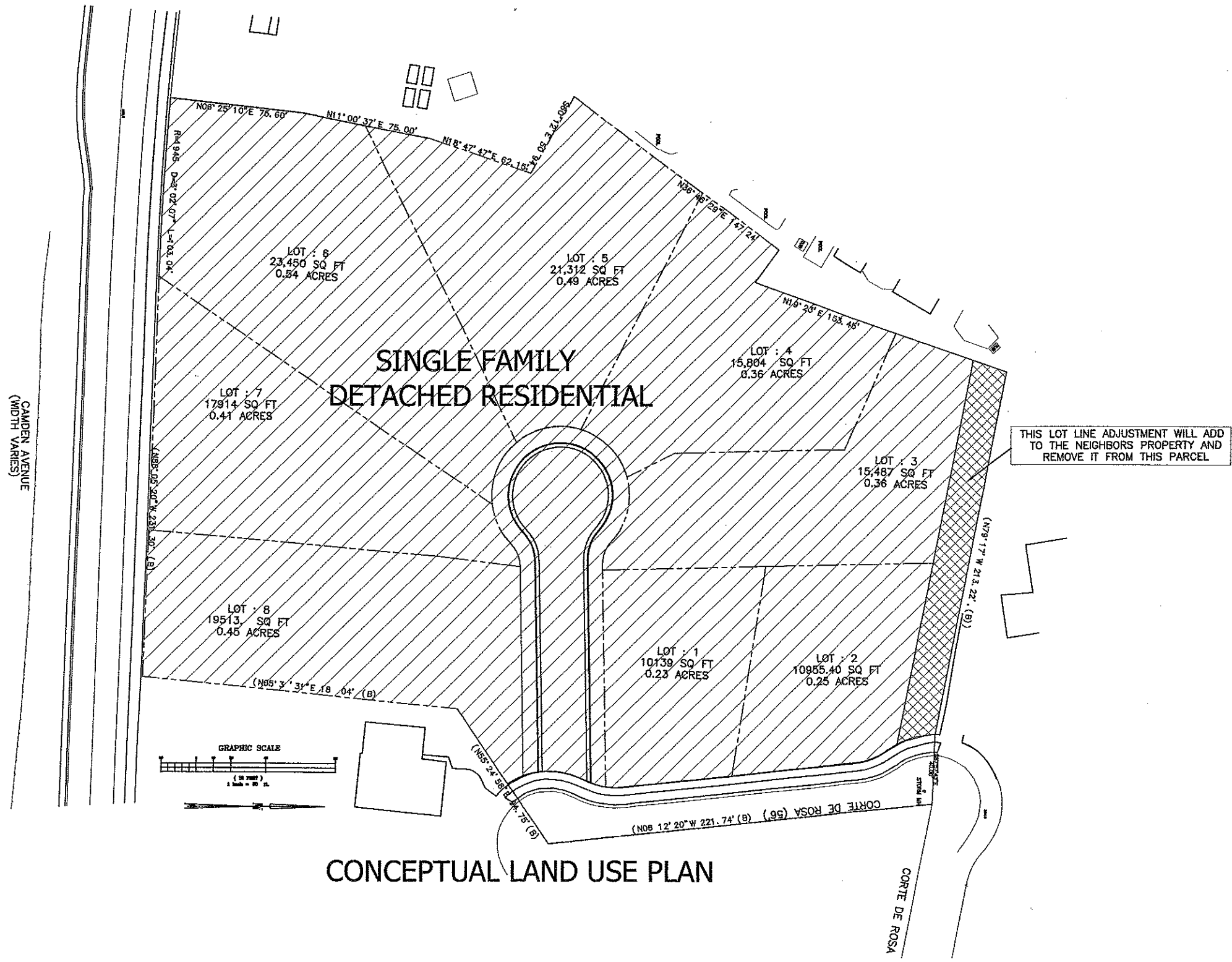
THIS LOT LINE ADJUSTMENT WILL ADD TO THE NEIGHBORS PROPERTY AND REMOVE IT FROM THIS PARCEL

COMMENCEMENT DATE	COMPLETION DATE
APRIL 15 2009	OCTOBER 15 2010
GENERAL DEVELOPMENT PLAN - EXHIBIT C TITLE SHEET	
1	

RICHARD HARO
DRAFTING and PLANNING, INC.
843 S. MCGILINCEY LANE, CAMPBELL, CA 95008
(408) 371-7209

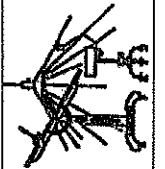
CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS, CA 95032

9-21-07
RH
1/8" = 1'-0"
CORTE DE ROSA



LOCATION MAP
SCALE : NTS

LAND USE PLAN



RICHARD HARO
DRAFTING and PLANNING, INC.
243 S. McCLINCEY LANE, CAMPBELL, CA 95008
(408) 371-7200
Richard Haro

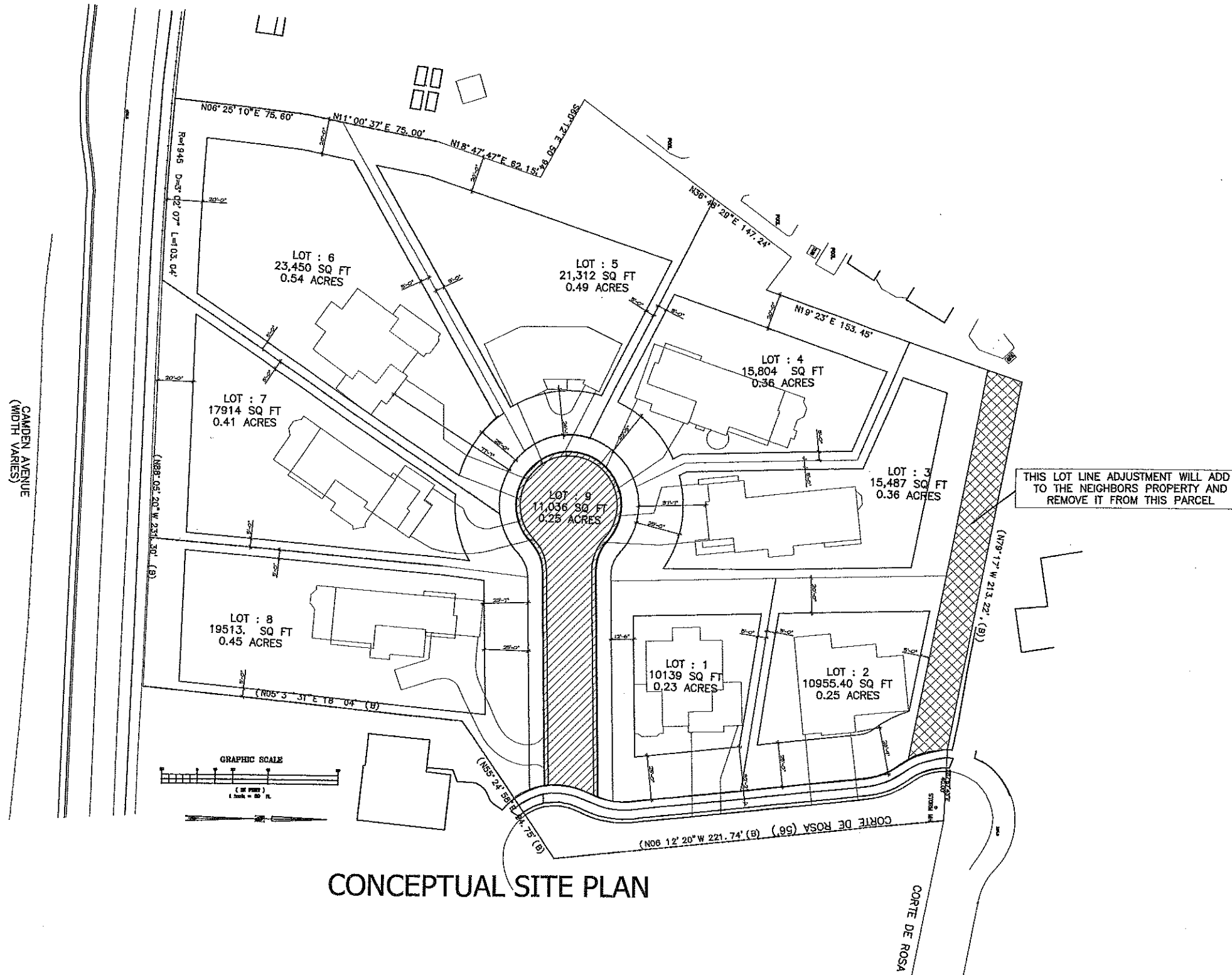
CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA 95032

LAND USE TABLE

	3.58 ACRES	97.3%	SINGLE FAMILY DETACHED RESIDENTIAL AREA
	.1 ACRES	2.7%	LOT LINE ADJUSTMENT
	3.68 ACRES	100%	GROSS LOT AREA

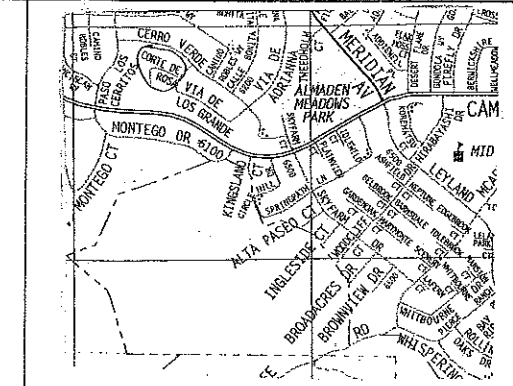
GENERAL DEVELOPMENT PLAN
- EXHIBIT C
LAND USE PLAN
CORTE DE ROSA

DATE: 9-21-07
DRAWN: RH
SCALE: 1" = 30'
SHEET: CORTE DE ROSA



CONCEPTUAL SITE PLAN

REVISED 1-30-09



LOCATION MAP
SCALE : NTS

SITE INFORMATION

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LOT-9 11,036 SF
TOTAL AREA 145,610.4 SF (3.343 AC NET) 90.8%
7. DENSITY = 2.6 UNITS / ACRE (NET)

COMMENCEMENT
DATE

APRIL 15 2009

COMPLETION
DATE

OCTOBER 15 2010

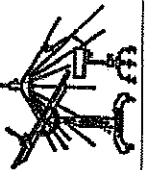
NOTES

1. NEW HOUSES SHALL BE TWO - STORY SINGLE FAMILY DETACHED HOMES.

GENERAL DEVELOPMENT PLANS
- EXHIBIT C
CONCEPTUAL SITE PLAN

CORTE DE ROSA LLC. DEVELOPMENT

CONCEPTUAL SITE PLAN



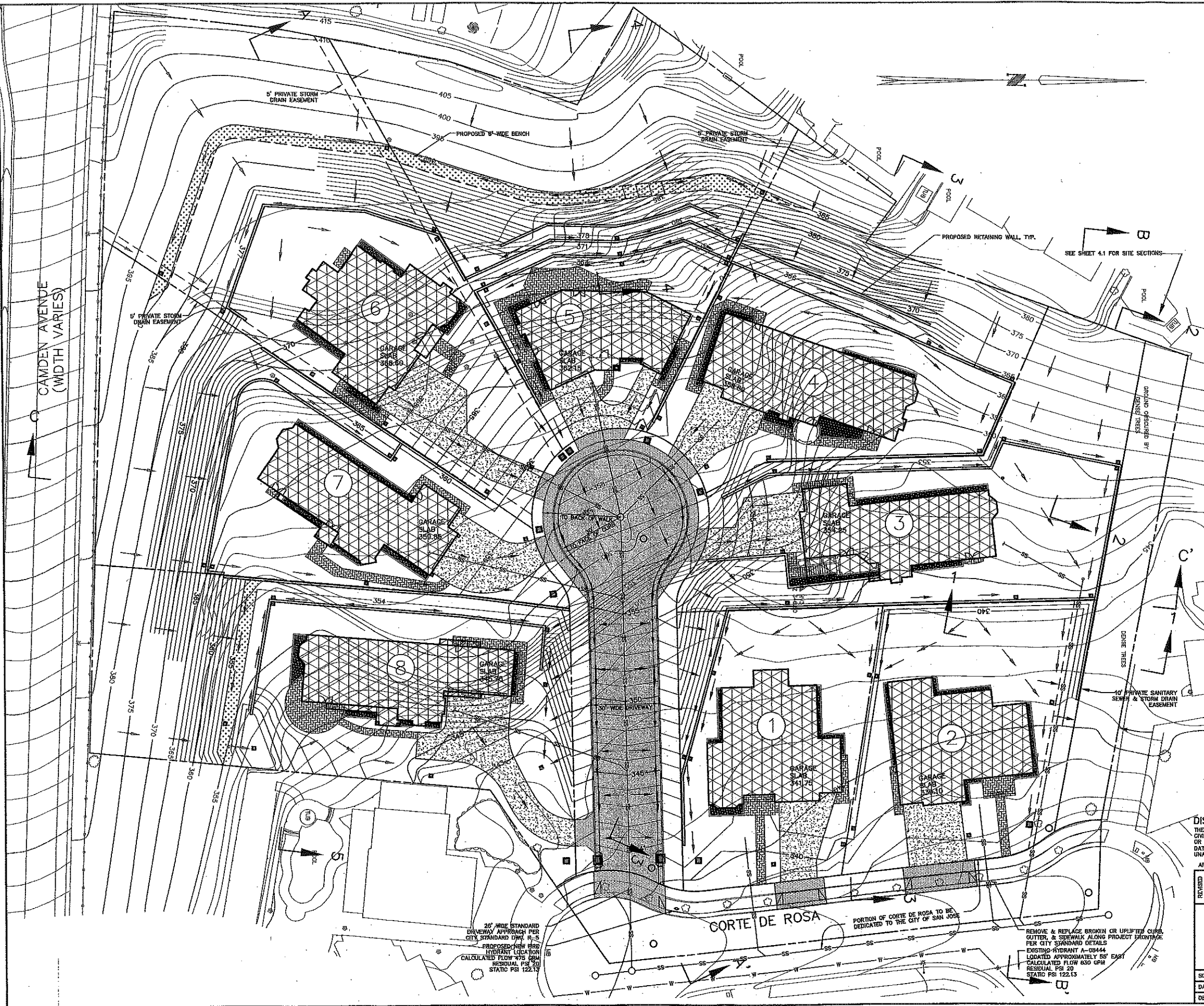
RICHARD HARO
DRAFTING and PLANNING, INC.
243 S. MCCLINEY LANE, CAMPBELL, CA 95008
(408) 371-7288

CORTE DE ROSA LLC
150 UNIVERSITY AVE
LOS GATOS CA 95032

9-21-07
RH
1" = 30'-0"
CORTE DE ROSA

3

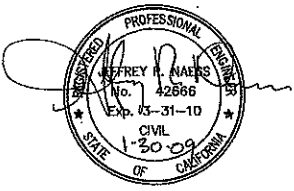
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LEGEND

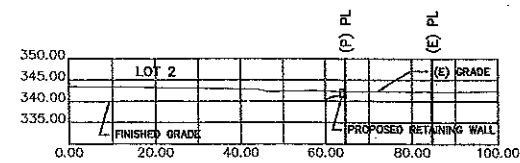
- PROPOSED IMPERVIOUS SURFACE
- PROPOSED PERVIOUS CONCRETE DRIVEWAY
- PROPOSED PERVIOUS PAVEMENT WALKWAY
- PROPOSED EARTH BENCH
- PROPOSED BIORETENTION PLANTER
- PROPOSED RETAINING WALL
- SD PROPOSED STORMDRAIN
- SS PROPOSED SANITARY SEWER
- PROPERTY LINE
- PROPOSED SUBDRAIN
- 345 PROPOSED CONTOUR
- 375 EXISTING CONTOUR
- PROPOSED CURB INLET
- PROPOSED STORMDRAIN JUNCTION BOX
- PROPOSED SITE DRAIN INLET
- PROPOSED STORMDRAIN CLEANOUT
- SLOPE ARROW

- FIRE NOTES:**
- CUL DE SAC TO HAVE A ROLLED CURB PAINTED RED FOR "NO PARKING FIRE LANE".
 - ROLLED CURB AND SIDEWALK AROUND CUL DE SAC SHALL BE CAPABLE OF SUPPORTING A FIRE TRUCK WEIGHING 75 KIPS.
 - EXISTING HYDRANT A-08444 IS CAPABLE OF DELIVERING _____ GPM @ 20 PSI RESIDUAL PRESSURE.

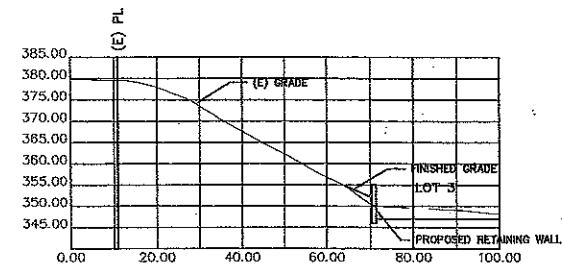


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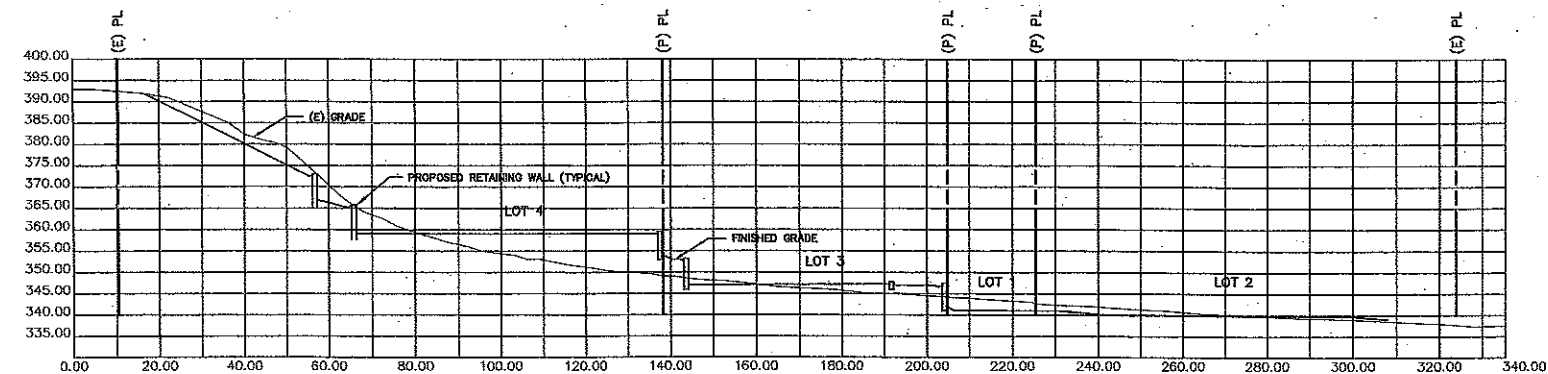
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BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 428-3580		CORTE DE ROSA CONCEPTUAL GRADING & DRAINAGE PLAN	
REGISTERED CIVIL ENGINEER NO. 42666		HOWELL AND McNEIL DEVELOPMENT LLC CORTE DE ROSA SAN JOSE, CALIFORNIA	
SCALE 1"=20'	DRAWN CRG	JOB NO. 23981	SHEET
DATE 12 December 2008	CHECKED JRN	INDEX SAN JOSE	4.0
DESIGN CRG	DWG NAME 23981LOTS	FILE NO. 23981	OF



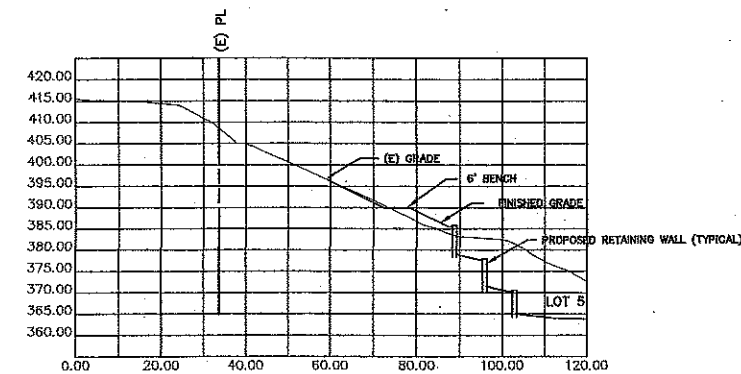
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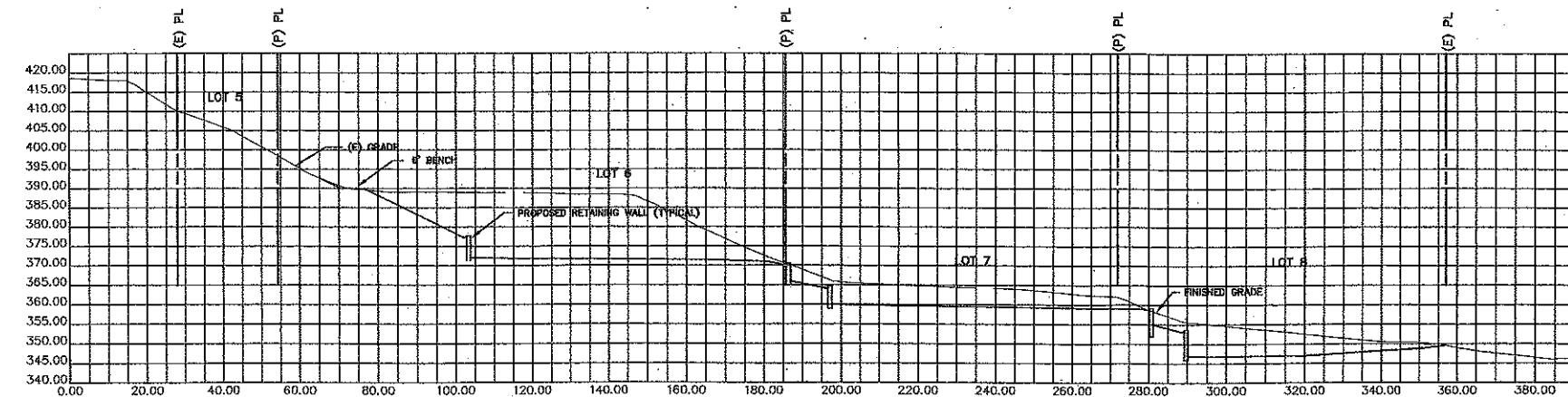
SECTION 2-2
SCALE 1"=20' H & V



SECTION 3-3
SCALE 1"=20' H & V

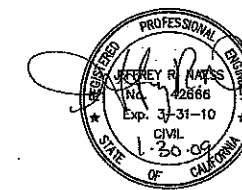


SECTION 4-4
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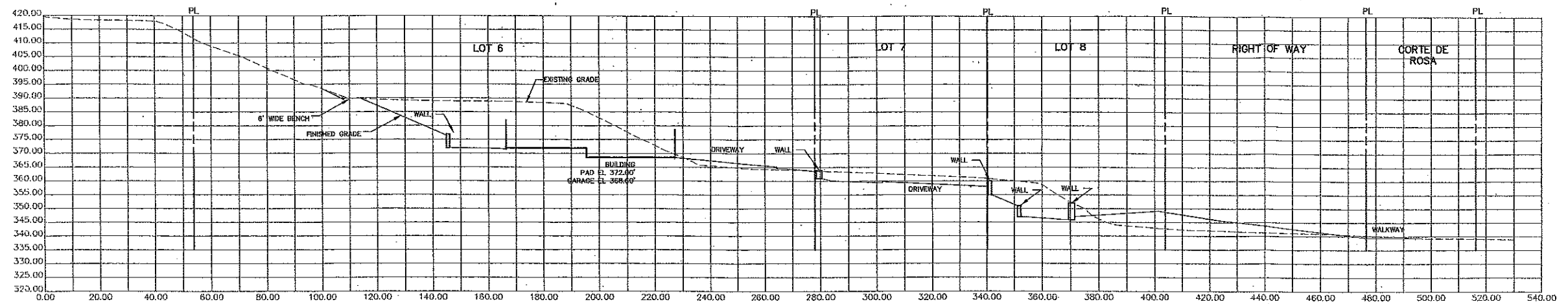


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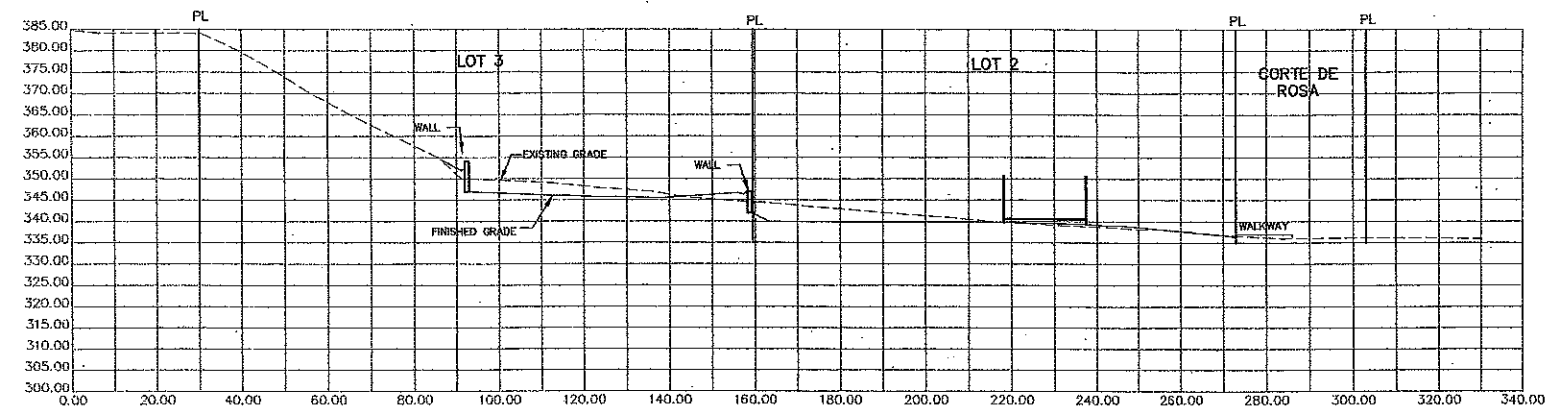
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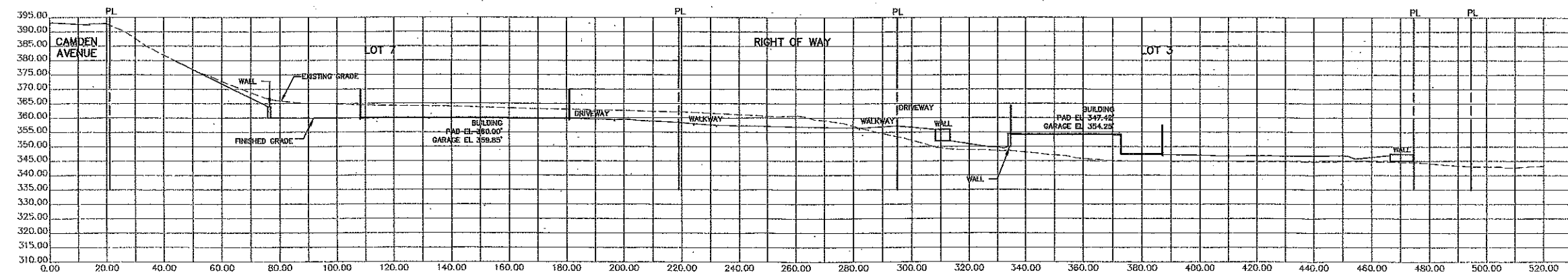
APN 575-16-053			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 428-3500		CORTE DE ROSA SECTIONS HOWELL AND McNEIL DEVELOPMENT LLC CORTE DE ROSA SAN JOSE, CALIFORNIA	
REGISTERED CIVIL ENGINEER NO. 42866	SCALE 1"=20'	DRAWN CRC	JOB NO. 23981
DATE 17 November 2008	CHECKED JRN	INDEX SAN JOSE	SHEET 4.2
DESIGN CRC	DWG NAME 23981LOTS	FILE NO. 23981	OF



SECTION A-A
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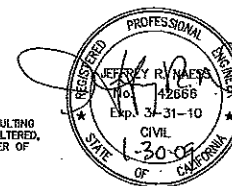


SECTION B-B
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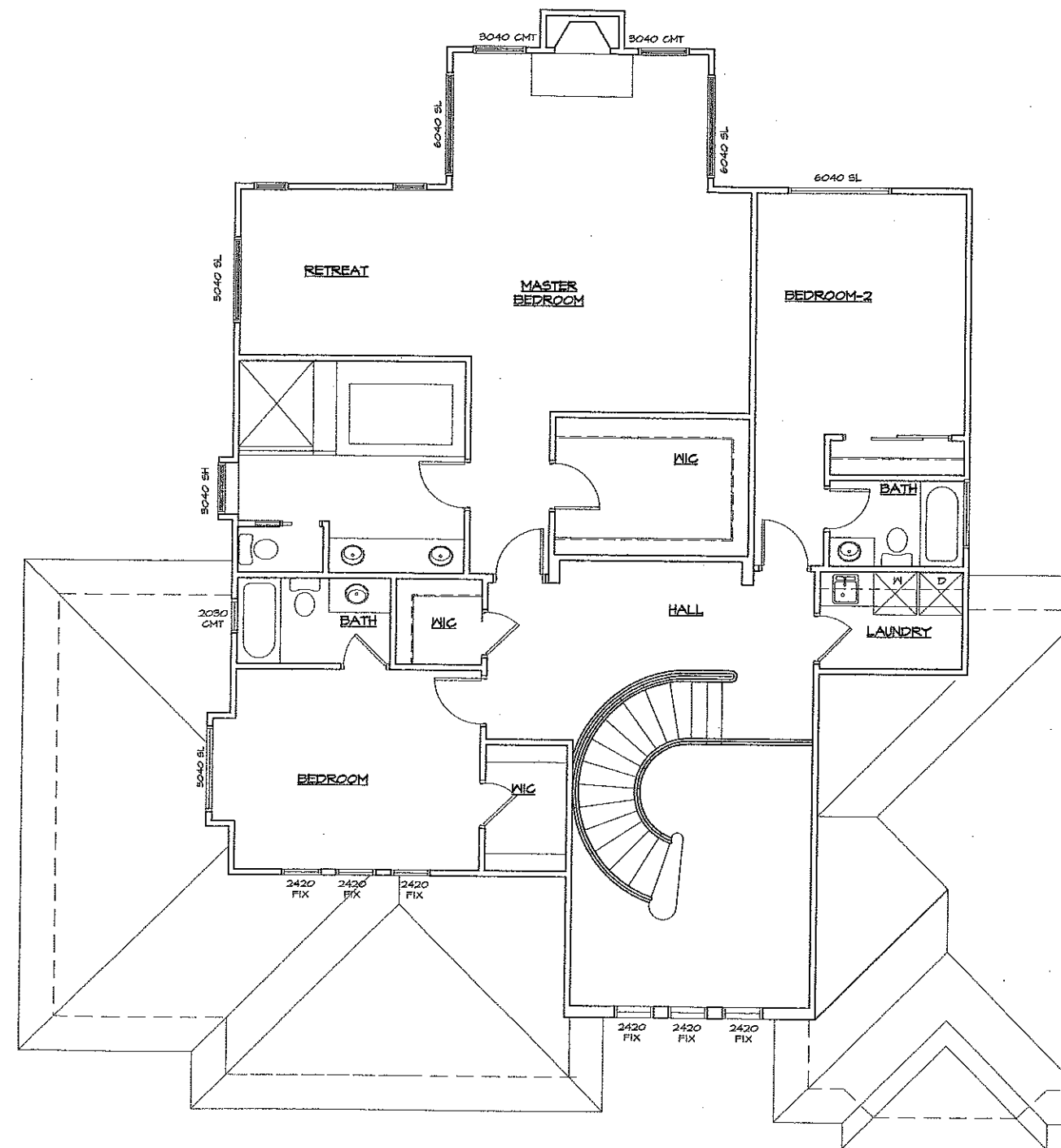
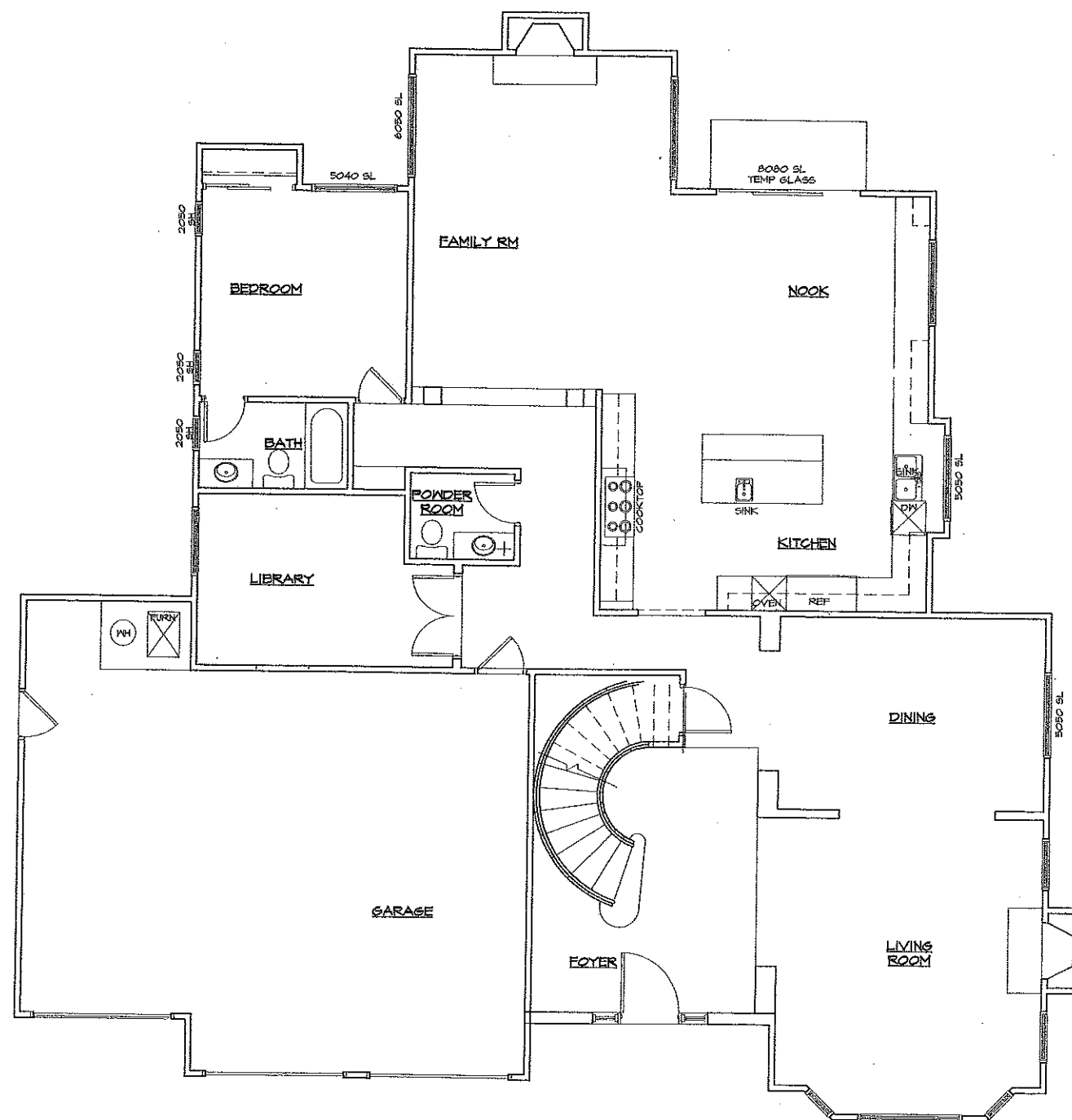


SECTION C-C
SCALE 1"=20' H.V

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APN 575-16-053			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 428-3560		CORTE DE ROSA SECTIONS HOWELL AND MARSH DEVELOPMENT LLC CORTE DE ROSA SAN JOSE, CALIFORNIA	
REGISTERED CIVIL ENGINEER NO. 42666			
SCALE: 1"=20'	DRAWN: CRC	JOB NO. 23981	SHEET
DATE: 17 November 2008	CHECKED: JRN	INDEX: SAN JOSE	4.3
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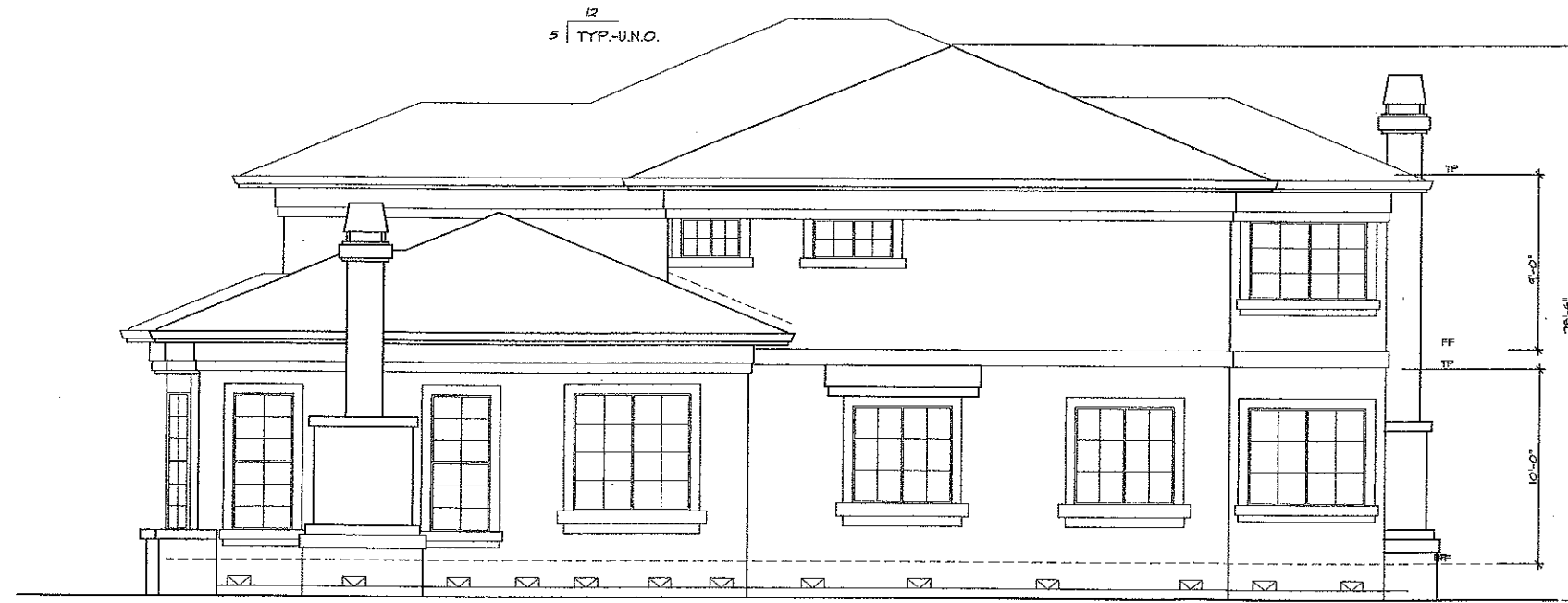


PLAN-1

FLOOR PLAN -1		RICHARD HARO DRAFTING and PLANNING, INC. 243 S. MCGILVER LANE, CAMPBELL, CA 95008 (408) 371-7289 <i>Richard Haro</i>	CORTE DE ROSA LLC 750 UNIVERSITY AVE LOS GATOS CA	DATE	1-20-08
				BY	RH
				SCALE	1/4" = 1'-0"
				NO.	CORTE DE ROSA
				SHEET	5a.1



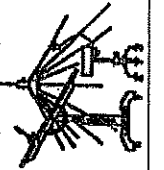
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PLAN-1

EXTERIOR ELEVATIONS
FLOOR PLAN -1



RICHARD HARO
DRAFTING and PLANNING, INC.
343 S. MCCLINCEY LANE, CAMPBELL, CA, 95008
(408) 371-7300
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

1-20-08
RH
1/4" = 1'-0"
CORTE DE ROSA

5a.2



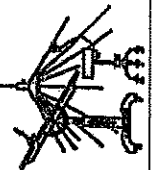
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

PLAN-1

EXTERIOR ELEVATIONS
FLOOR PLAN -1

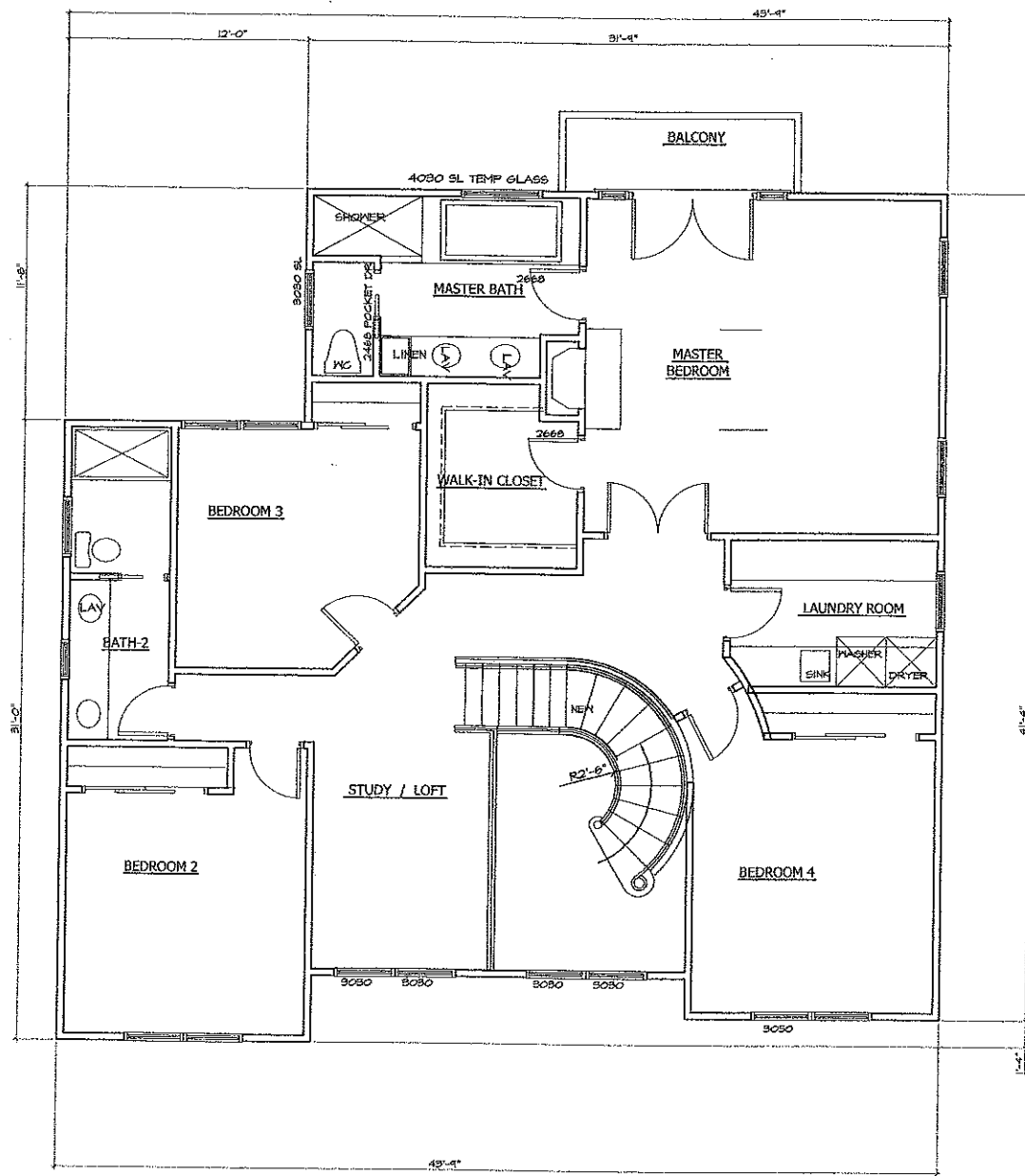


RICHARD HARO
DRAFTING and PLANNING, INC.
845 S. McCLINCEY LANE, CAMPBELL, CA, 95008
(408) 371-7206
Richard Haro

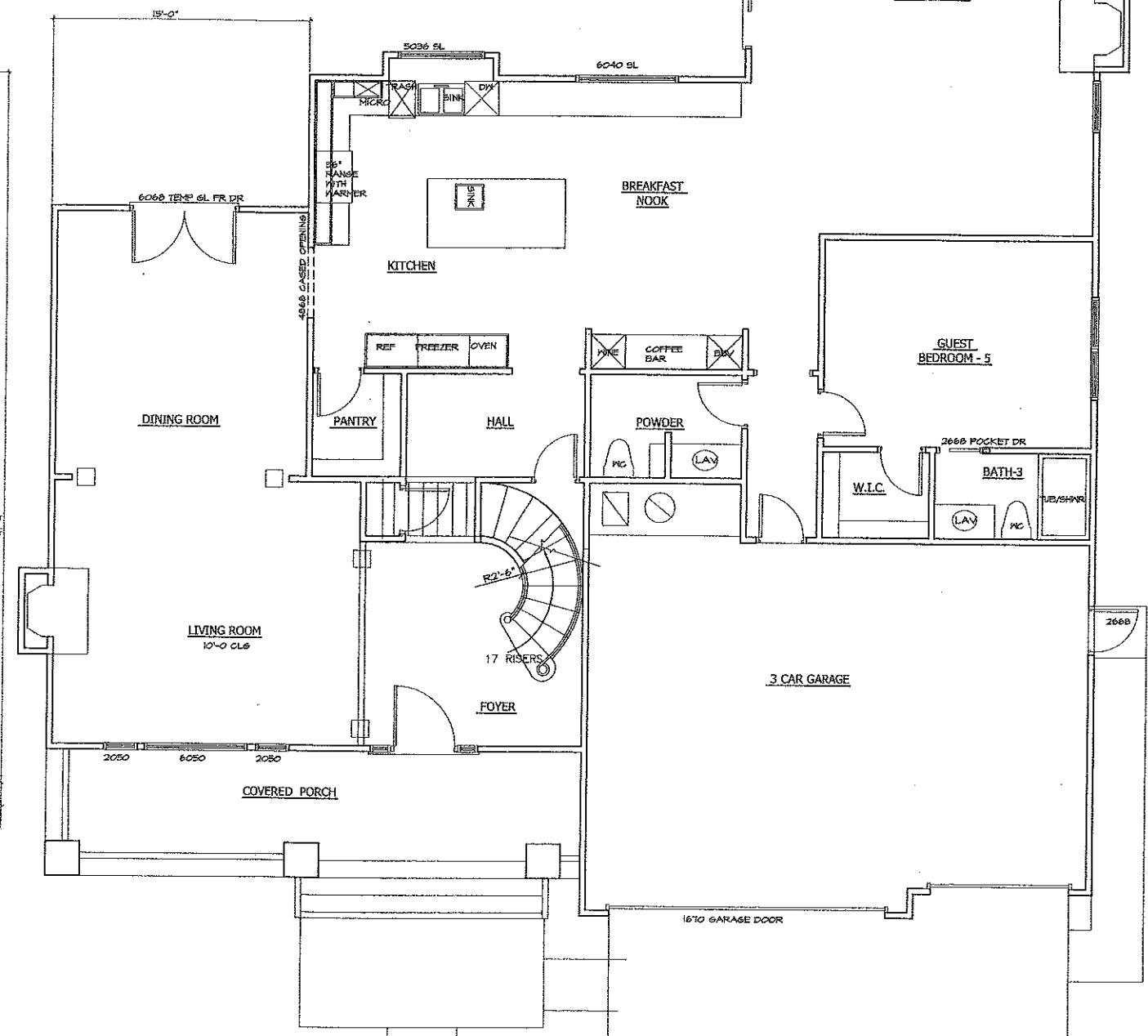
CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

1-20-08
RH
1/4" = 1'-0"
CORTE DE ROSA

5a.3



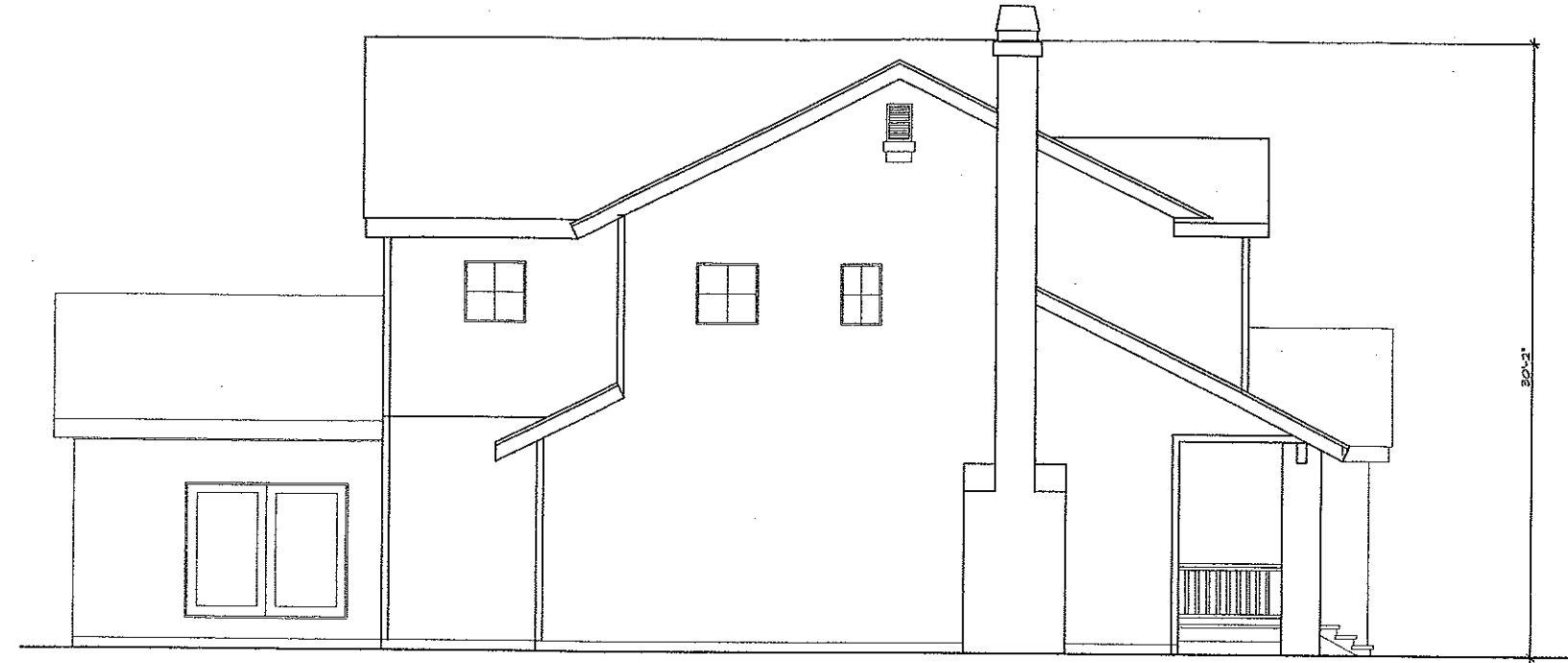
UPPER FLOOR PLAN
1526 SF LIVING
1/4" = 1'-0"



LOWER FLOOR PLAN
2202 SF LIVING
650 SF GARAGE
3128 SF TOTAL LIVING AREA
1/4" = 1'-0"

PLAN-2

FLOOR PLAN -2	
RICHARD HARO DRAFTING and PLANNING, INC. 343 S. MCCLINCEY LANE, CAMPBELL, CA, 95008 (408) 371-7200 <i>Richard Haro</i>	
CORTE DE ROSA LLC 750 UNIVERSITY AVE LOS GATOS CA	
Date: 1-20-08 Drawn: RH Scale: 1/4" = 1'-0" Job: CORTE DE ROSA	5b.1 <small>OF 10</small>



LEFT SIDE ELEVATION

1/4" = 1'-0"

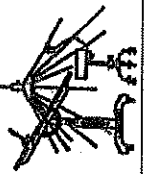


REAR ELEVATION

1/4" = 1'-0"

PLAN-2

EXTERIOR ELEVATIONS
FLOOR PLAN -2



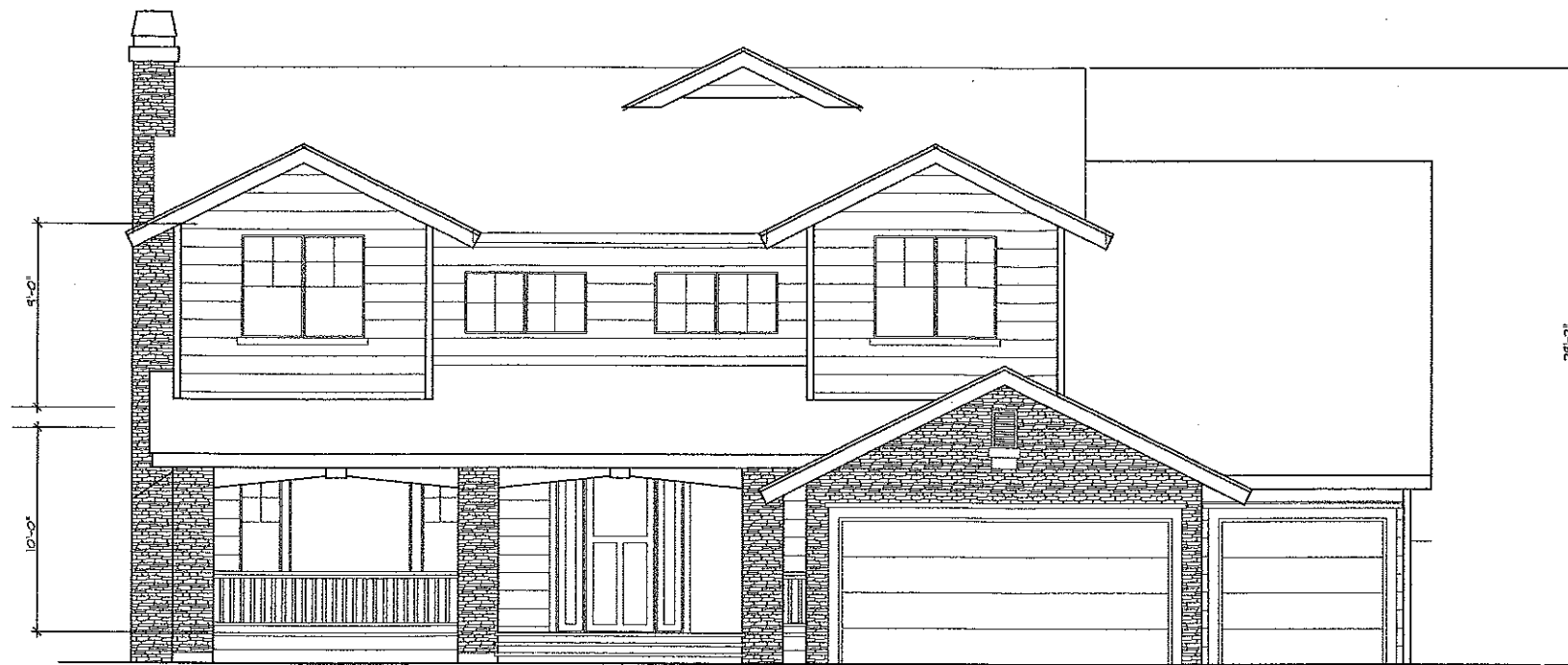
RICHARD HARO
DRAFTING and PLANNING, INC.
243 S. MCGILVER LANE, CAMPBELL, CA 95002
(408) 371-7269
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

Date 1-20-08
Drawn RH
Scale 1/4" = 1'-0"
Job CORTE DE ROSA

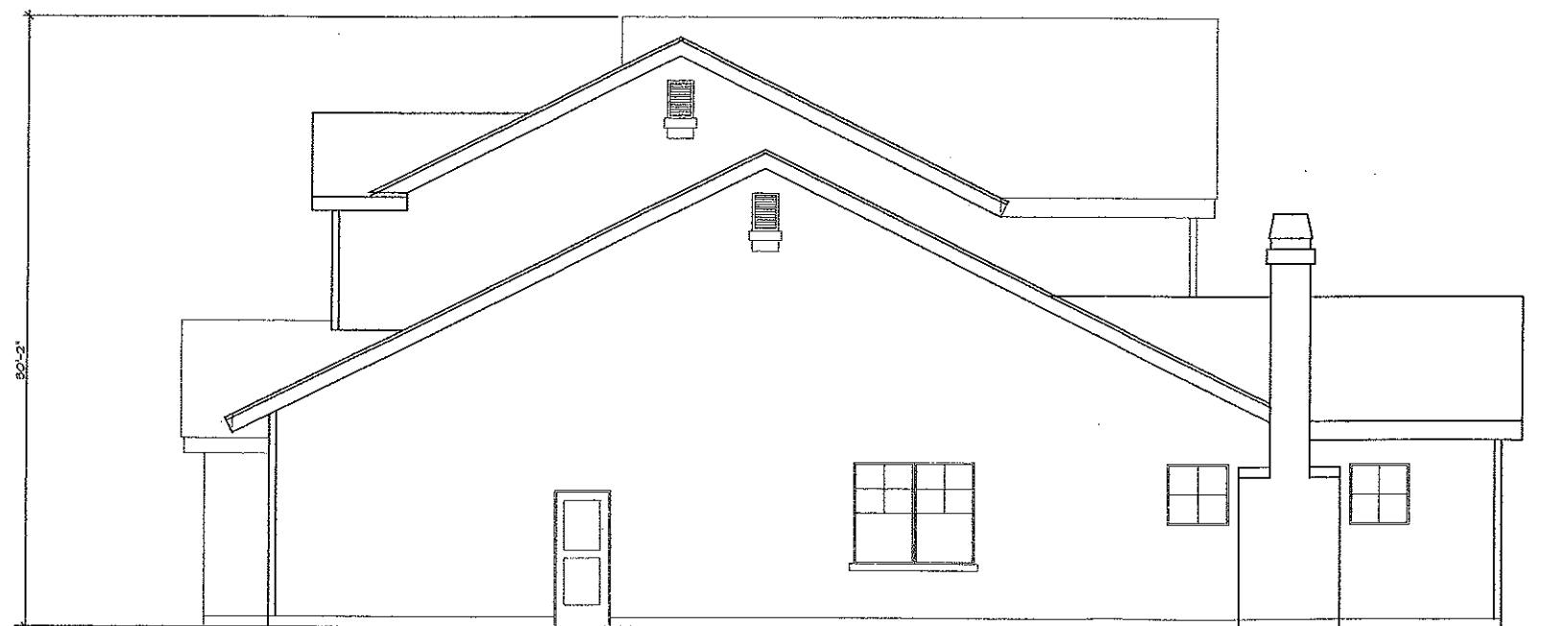
5b.2

OF 10



FRONT ELEVATION

1/4" = 1'-0"

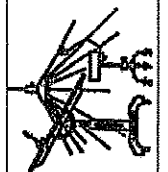


RIGHT SIDE ELEVATION

1/4" = 1'-0"

PLAN-2

EXTERIOR ELEVATIONS
FLOOR PLAN -2

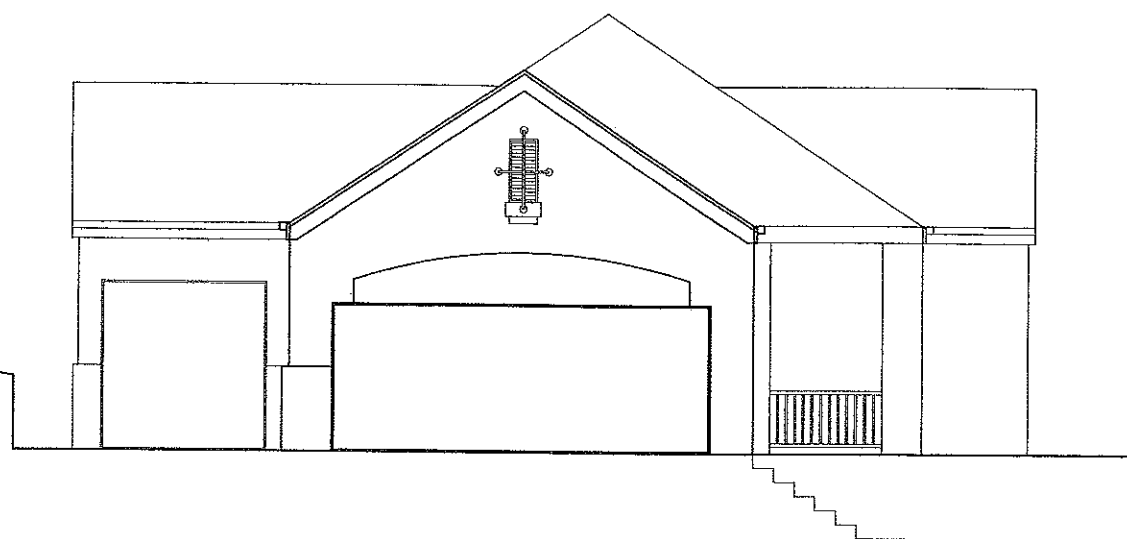


RICHARD HARO
DRAFTING AND PLANNING, INC.
843 S. MCCLINCEY LANE, CAMPBELL, CA, 95008
(408) 371-7200
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

Date: 1-20-08
Drawn: RH
Scale: 1/4" = 1'-0"
Job: CORTE DE ROSA

5b.3



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

PLAN-3

DATE	1-20-08
BY	RH
SCALE	1/4" = 1'-0"
PROJECT	CORTE DE ROSA
5c.2	OF 10
<p>CORTE DE ROSA LLC 750 UNIVERSITY AVE LOS GATOS CA</p>	
<p>RICHARD HARO DRAFTING AND PLANNING, INC. 243 S. MCCLINCEY LANE, CAMPBELL, CA, 95008 (408) 371-7200</p> <p><i>Richard Haro</i></p>	
<p>EXTERIOR ELEVATIONS FLOOR PLAN -3</p>	
REVISION	<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>



RIGHT SIDE ELEVATION

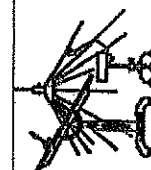
1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATIONS
FLOOR PLAN-3



RICHARD HARO
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243 S. MCGILINCEY LANE, CAMPBELL, CA 95008
(408) 371-7200

Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

DATE 1-20-08

BY RH

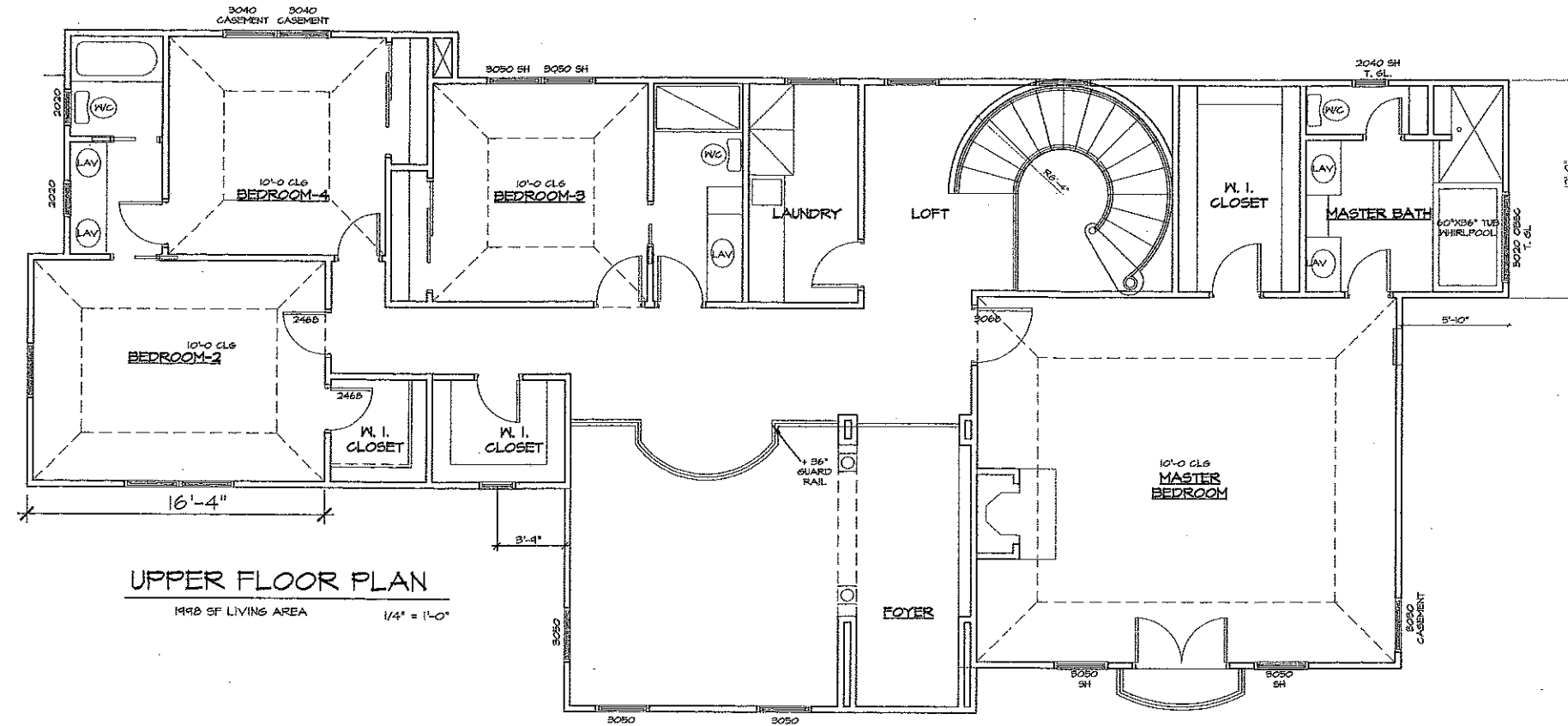
SCALE 1/4" = 1'-0"

PROJECT CORTE DE ROSA

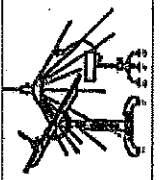
5c.3

PLAN-3

OF 10



FLOOR PLAN 4

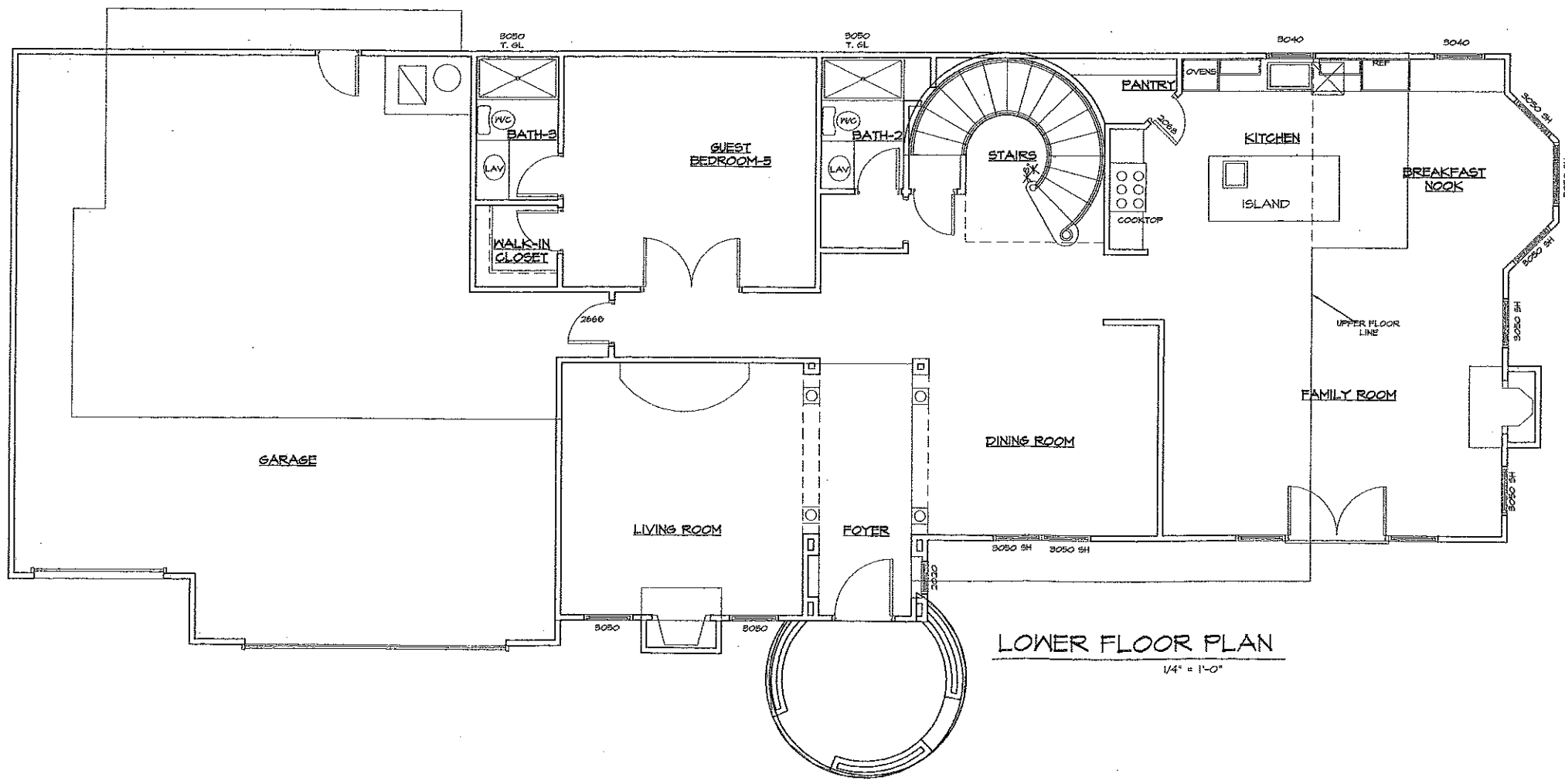


RICHARD HARO
DRAFTING and PLANNING, INC.
243 S. MCCLINCEY LANE, CAMPBELL, CA 95002
(408) 371-7200

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

1-20-08
RH
1/4" = 1'-0"
CORTE DE ROSA

5d.1

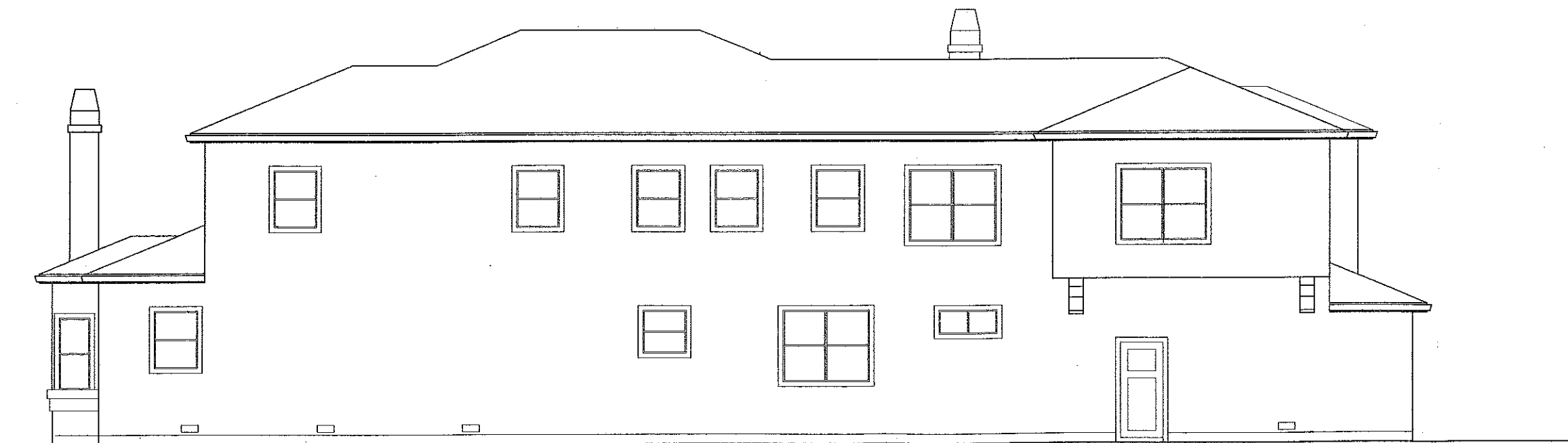


PLAN-4



RIGHT SIDE ELEVATION

1/4" = 1'-0"



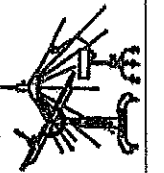
LEFT SIDE ELEVATION

1/4" = 1'-0"

PLAN-4

1	△
2	△
3	△
4	△
5	△

EXTERIOR ELEVATIONS
FLOOR PLAN -4



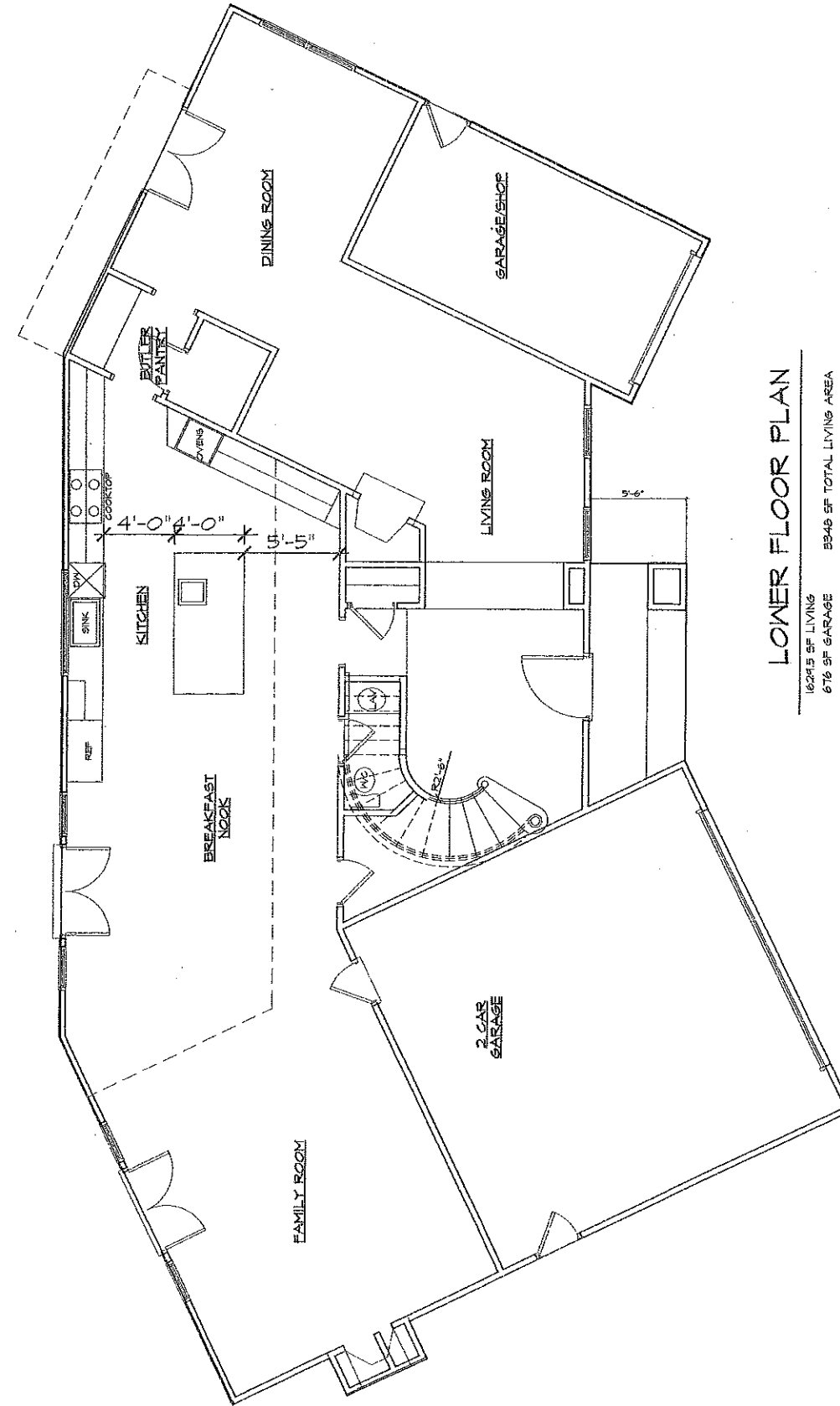
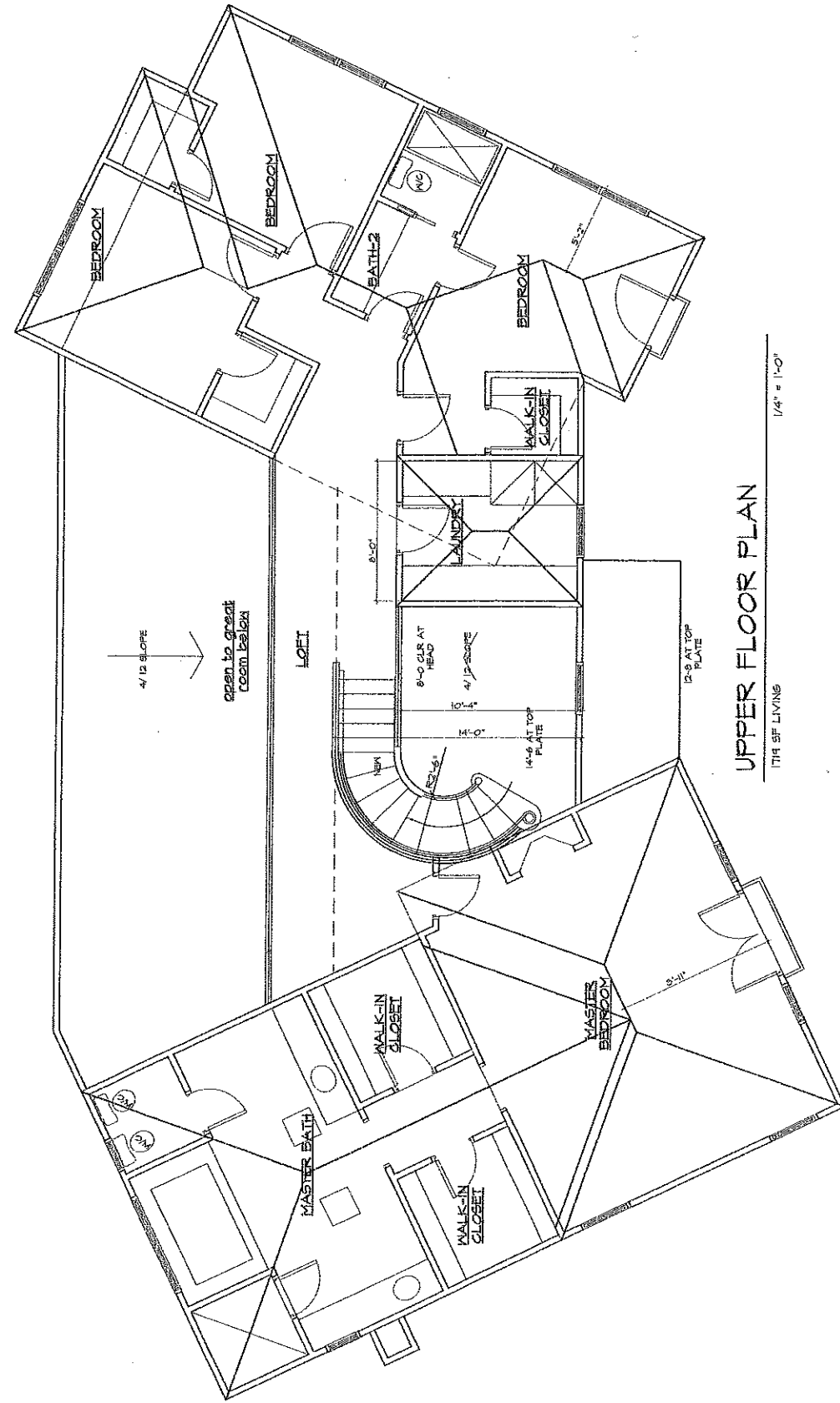
RICHARD HARO
DRAFTING and PLANNING, INC.
843 S. MCCLINCEY LANE, CAMPBELL, CA, 95008
(408) 371-7200
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

DATE 1-20-08
BY RH
SCALE 1/4" = 1'-0"
JOB CORTE DE ROSA

5d.2

07-10

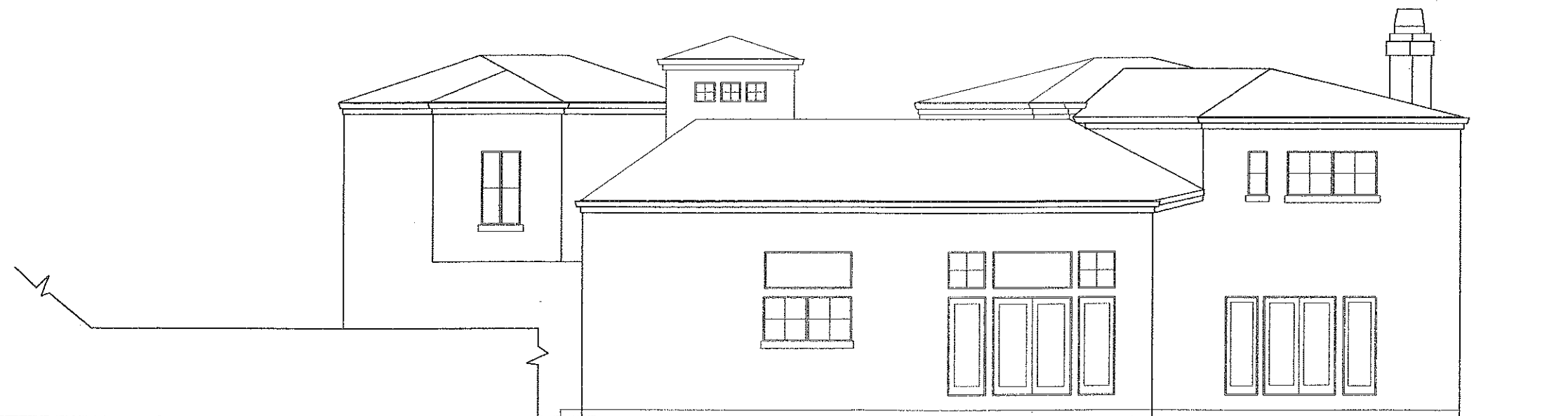


PLAN-5



FRONT ELEVATION

1/4" = 1'-0"

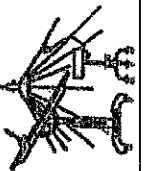


REAR ELEVATION

1/4" = 1'-0"

PLAN-5

EXTERIOR ELEVATIONS
FLOOR PLAN -5

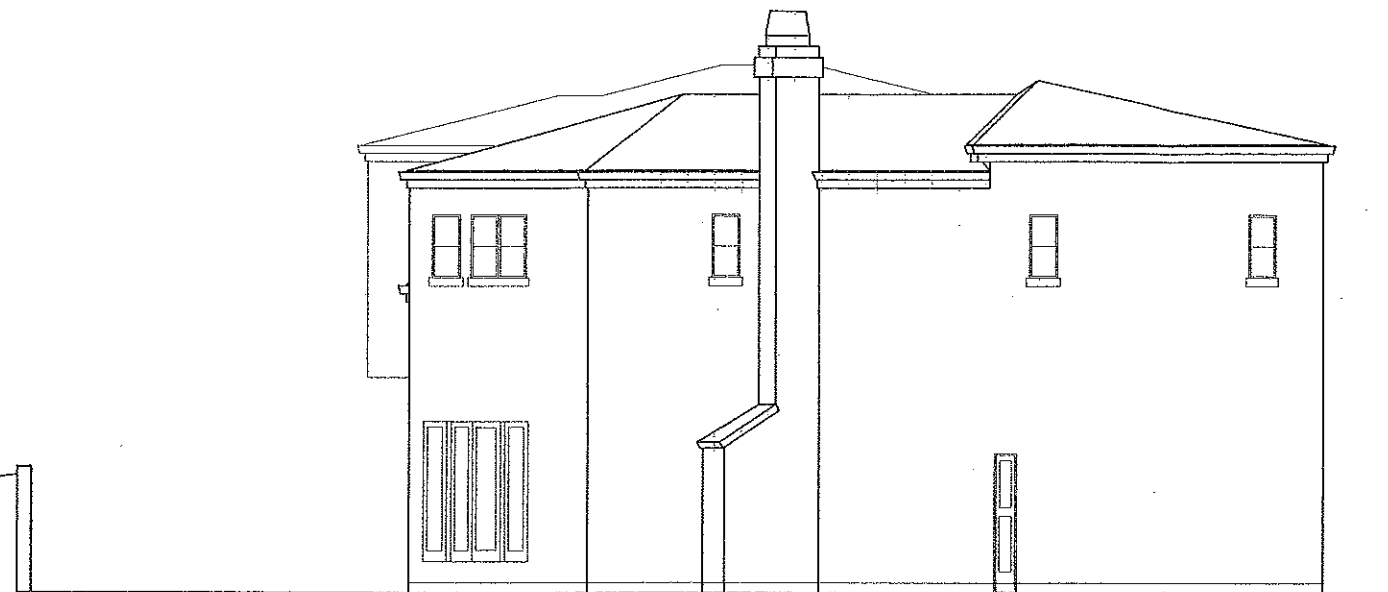


RICHARD HARGRO
DRAFTING and PLANNING, INC.
243 S. MCGILGEEY LANE, CAMPBELL, CA 95008
(408) 371-7200
Richard Hargro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

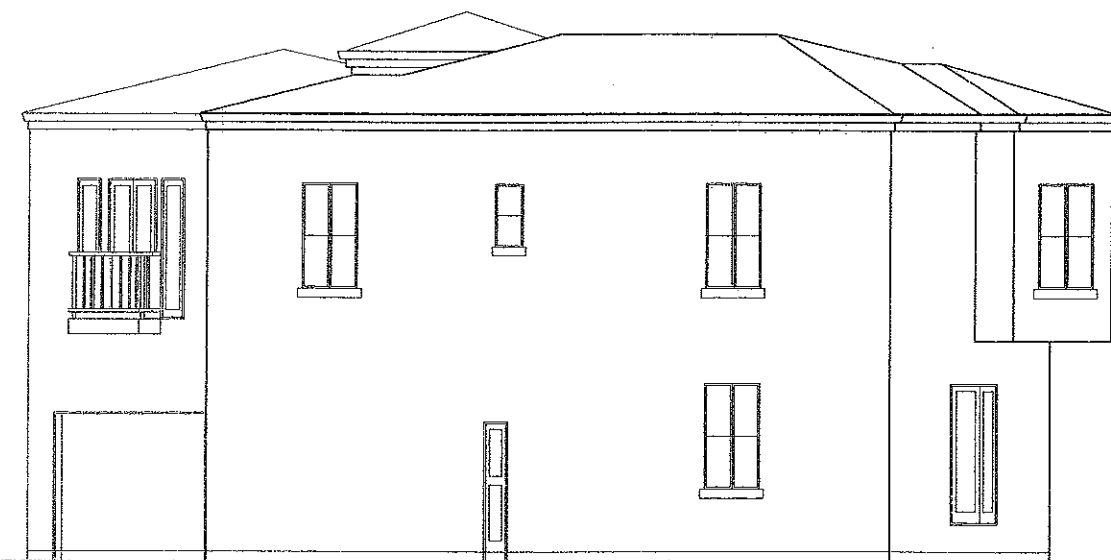
Date: 1-20-08
Drawn: RH
Scale: 1/4" = 1'-0"
CORTE DE ROSA

5e.2



RIGHT ELEVATION

1/4" = 1'-0"



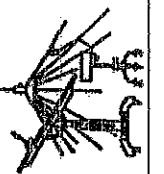
RIGHT ELEVATION

1/4" = 1'-0"

PLAN-5

1-20-08	△
1-20-08	△
1-20-08	△
1-20-08	△
1-20-08	△

EXTERIOR ELEVATIONS
FLOOR PLAN -5

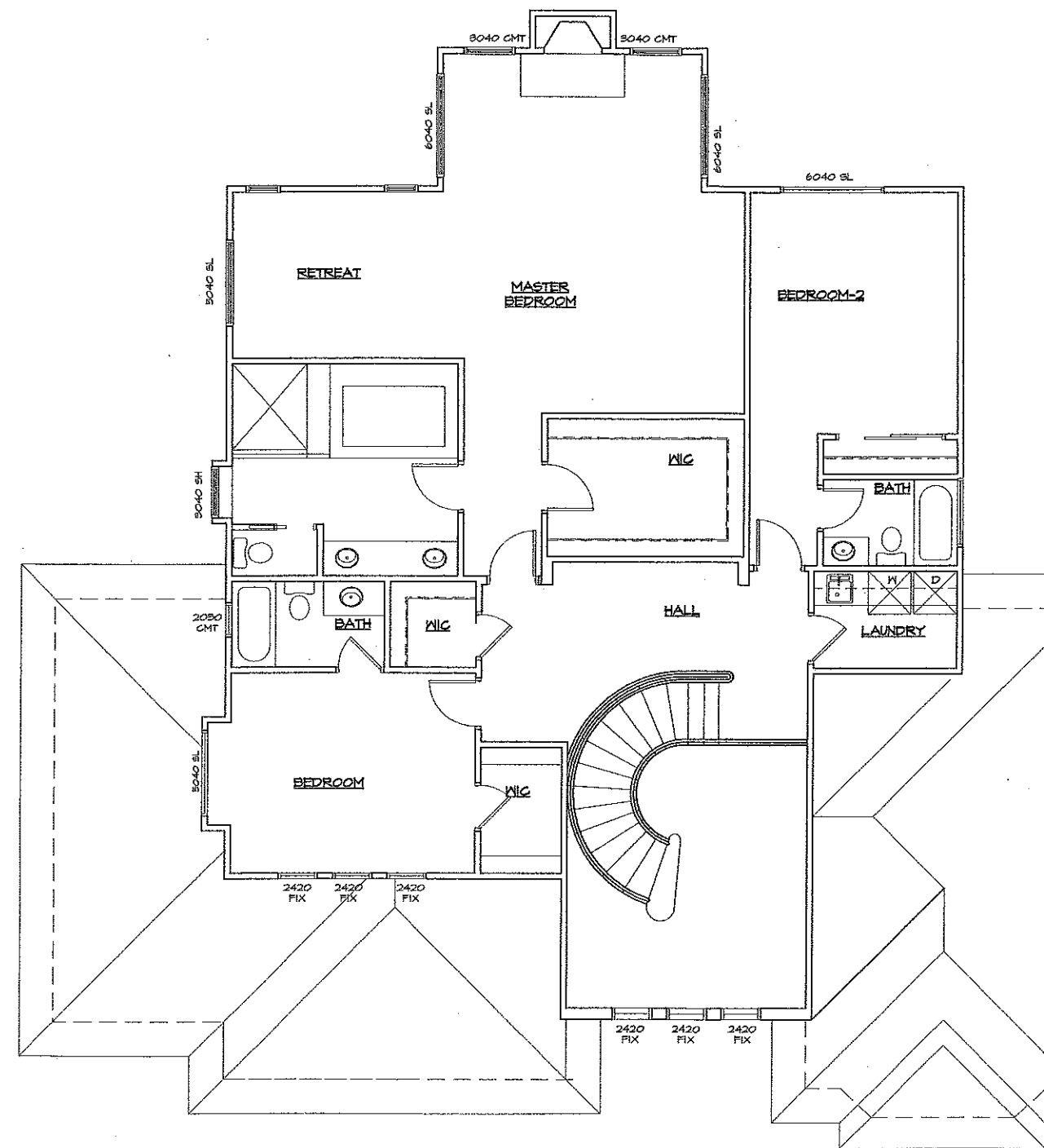
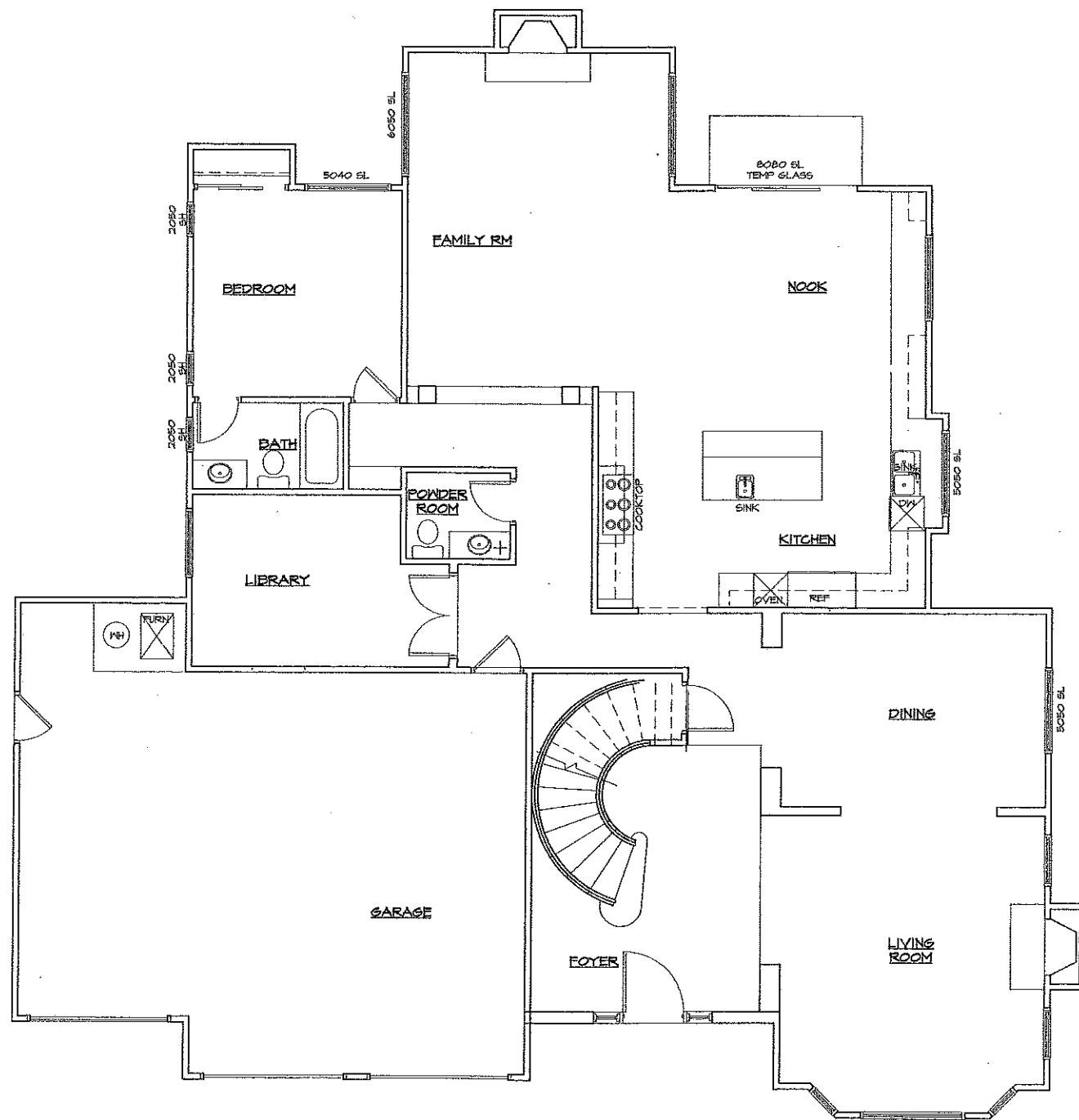


RICHARD HARGO
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843 S. MCCLINCEY LANE, CAMPBELL, CA, 95008
(408) 371-7200
Richard Hargo

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

1-20-08
RH
1/4" = 1'-0"
CORTE DE ROSA

5e.3

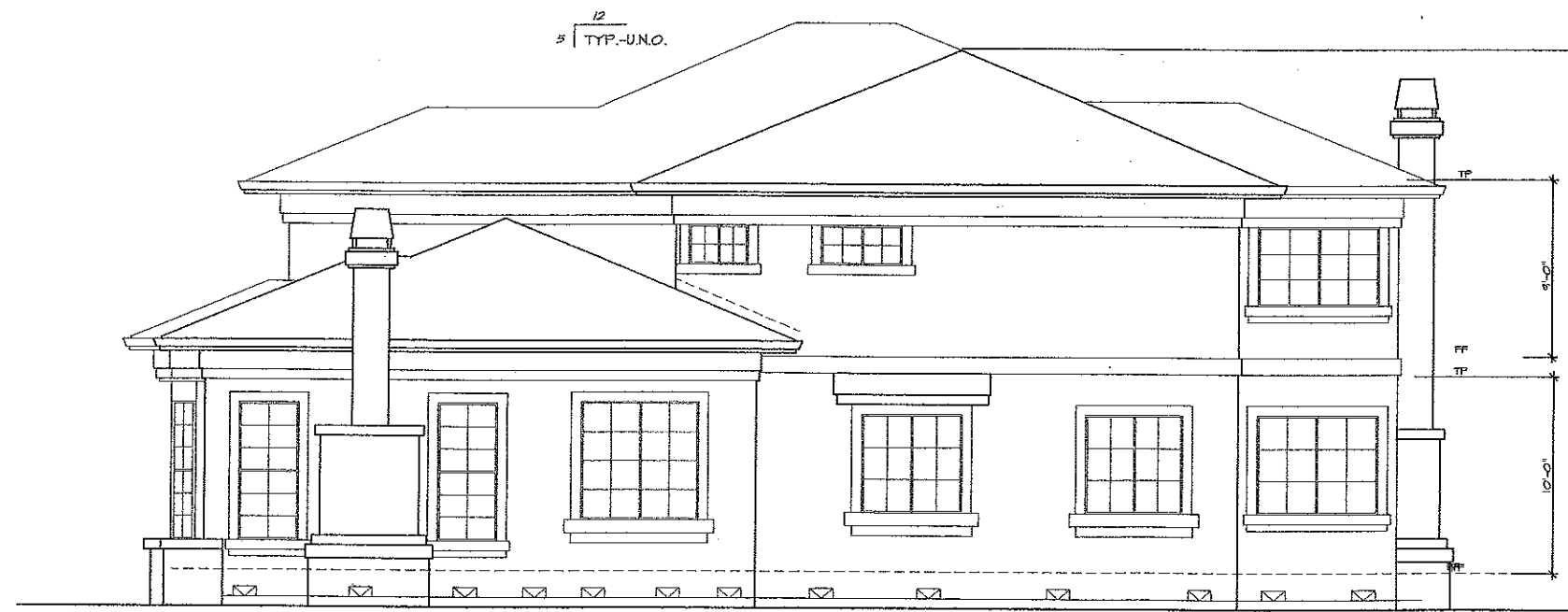


PLAN-6

REVISION	△
	△
	△
	△
	△
	△
FLOOR PLAN 6	
RICHARD HARO DRAFTING and PLANNING, INC. 843 S. MCGILVER LANE, CAMPBELL, CA. 95008 (408) 371-7200 <i>Richard Haro</i>	
CORTE DE ROSA LLC 750 UNIVERSITY AVE LOS GATOS CA	
Date	1-20-08
Drawn	RH
Scale	1/4" = 1'-0"
Project	CORTE DE ROSA
5f.1	
CP 10	



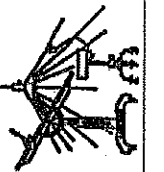
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

PLAN-6

EXTERIOR ELEVATIONS
FLOOR PLAN 6



RICHARD HARO
DRAFTING and PLANNING, INC.
243 S. MCGILKEY LANE, CAMPBELL, CA, 95005
(408) 371-7299
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

DATE: 1-20-08
DRAWN: RH
SCALE: 1/4" = 1'-0"
PROJECT: CORTE DE ROSA

5f.2



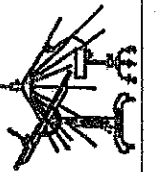
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

PLAN-6

EXTERIOR ELEVATIONS
FLOOR PLAN -6

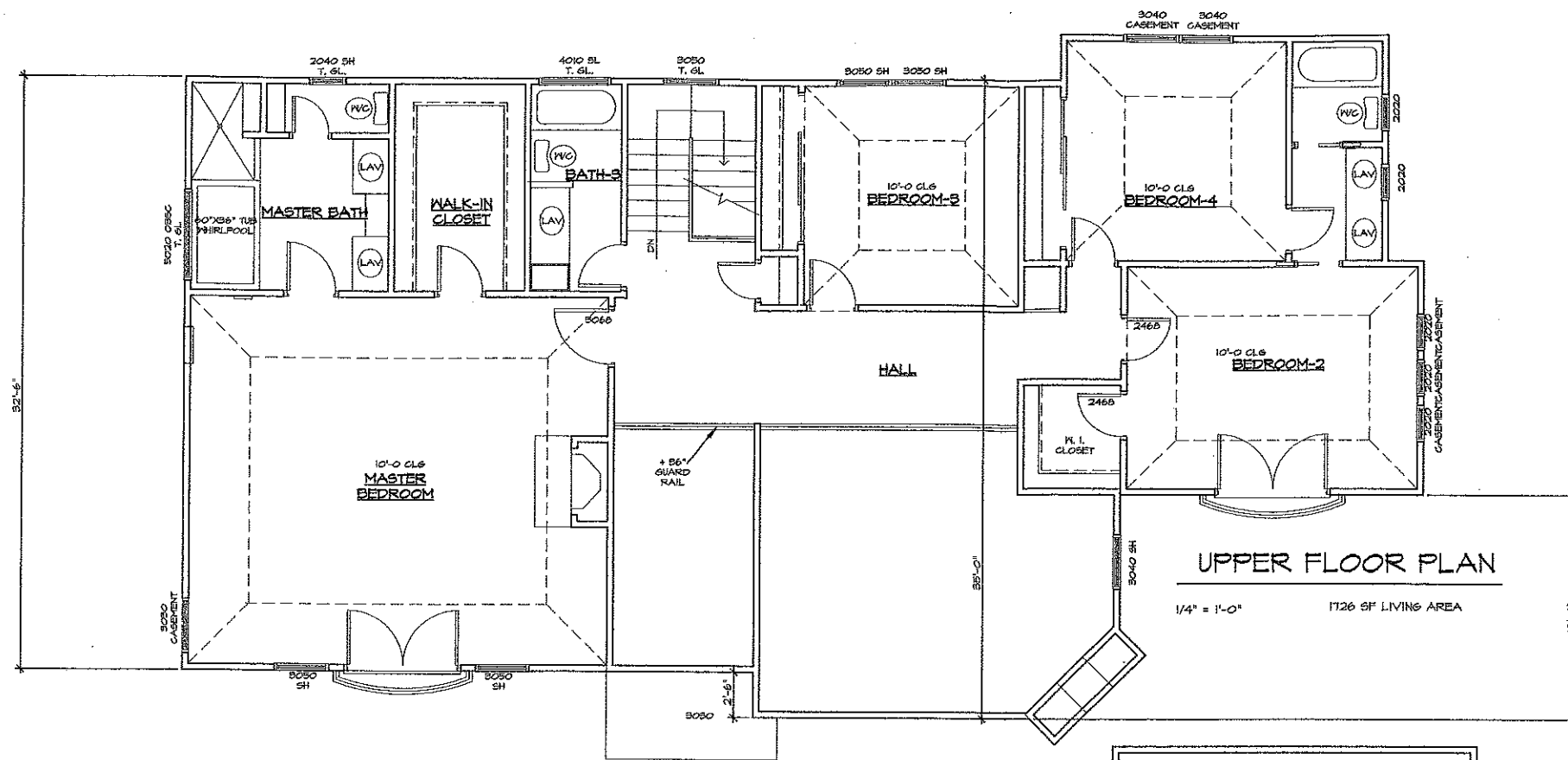
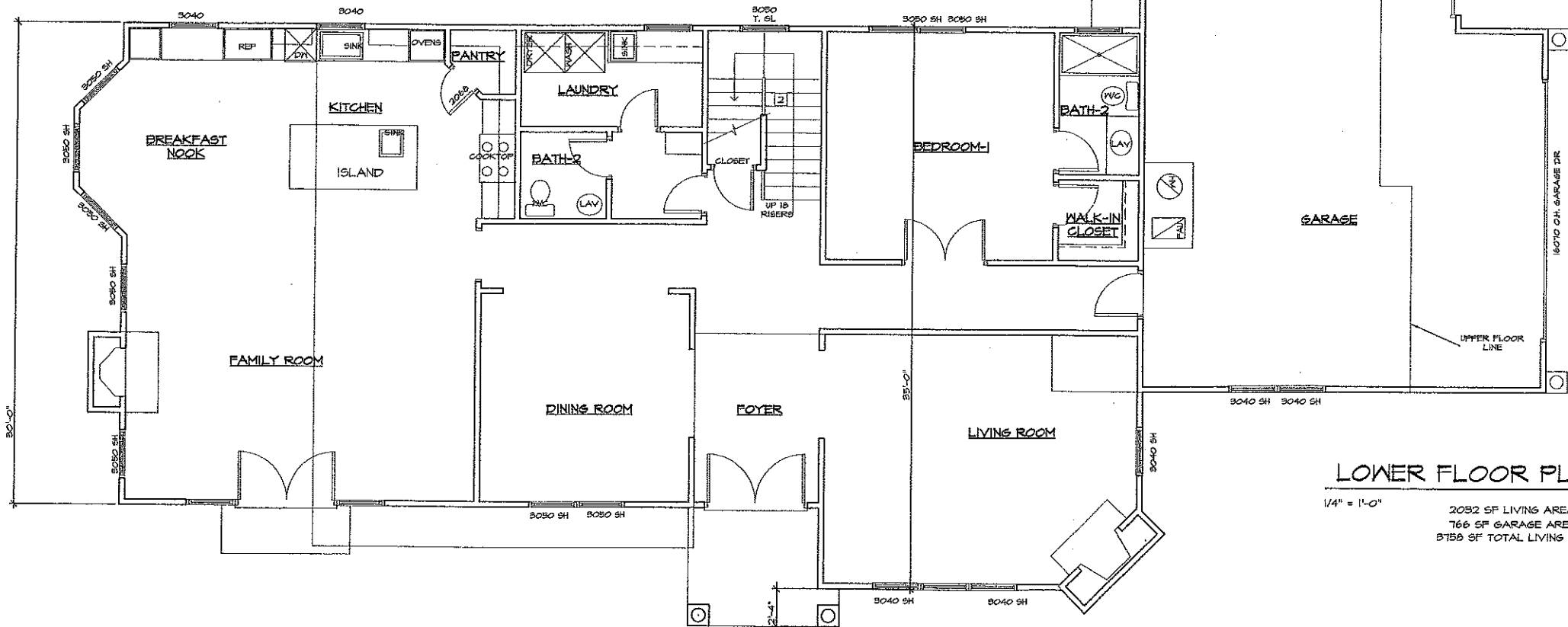


RICHARD HARO
DRAFTING and PLANNING, INC.
343 S. MCGILVER LANE, CAMPBELL, CA 95008
(408) 371-7298
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

Date: 1-20-08
Drawn: RH
Scale: 1/4" = 1'-0"
Job: CORTE DE ROSA

5f.3



PLAN-7

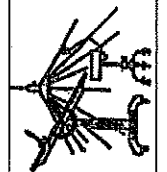
RICHARD HARO
 DRAFTING AND PLANNING, INC.
 243 S. MCCLINCEY LANE, CAMPBELL, CA 95002
 (408) 371-7200
Richard Haro

CORTE DE ROSA LLC
 750 UNIVERSITY AVE
 LOS GATOS CA

DATE: 1-20-08
 DRAWN BY: RH
 SCALE: 1/4" = 1'-0"
 PROJECT: CORTE DE ROSA

5g.1

FLOOR PLAN 7





REAR ELEVATION

1/4" = 1'-0"

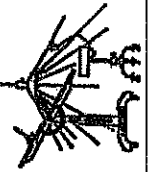


FRONT ELEVATION

1/4" = 1'-0"

PLAN-7

EXTERIOR ELEVATIONS
FLOOR PLAN 1



RICHARD HARO
DRAFTING and PLANNING, INC.
242 S. MCCLINCEY LANE, CAMPBELL, CA, 95008
(408) 971-7280
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

1-20-08

RH

1/4" = 1'-0"

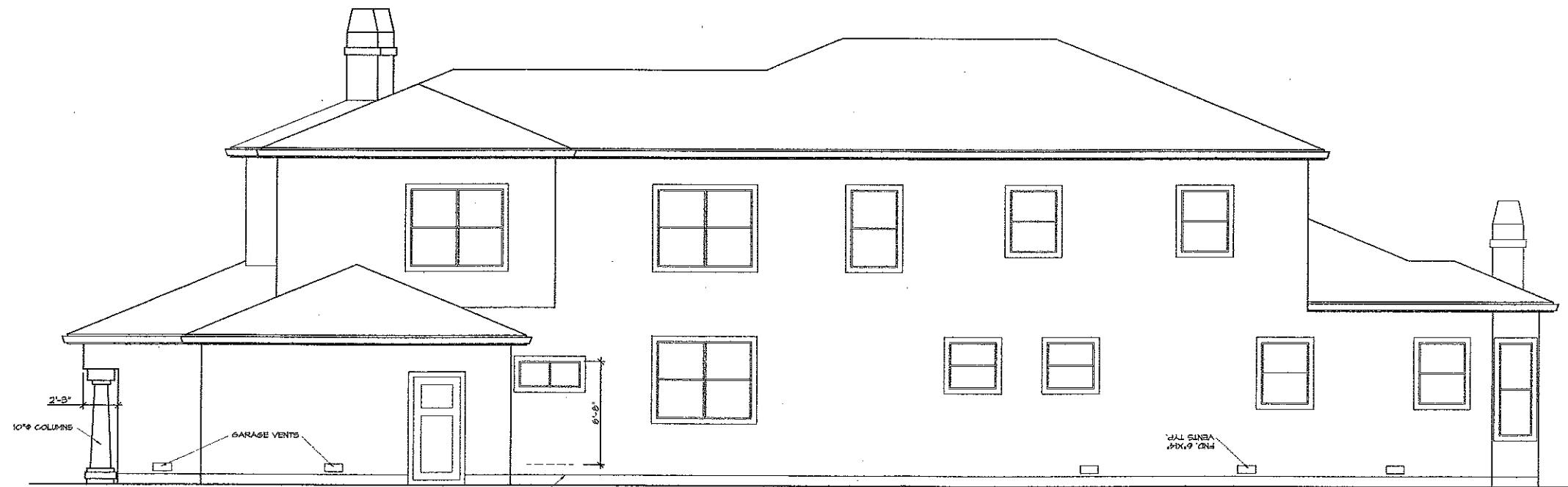
CORTE DE ROSA

5g.2



RIGHT SIDE ELEVATION

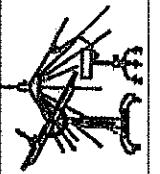
1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

EXTERIOR ELEVATIONS
FLOOR PLAN -7



RICHARD HARO
DRAFTING and PLANNING, INC.
343 S. MCGILVER LANE, CAMPBELL, CA, 95008
(408) 371-7200
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

1-20-08

RH

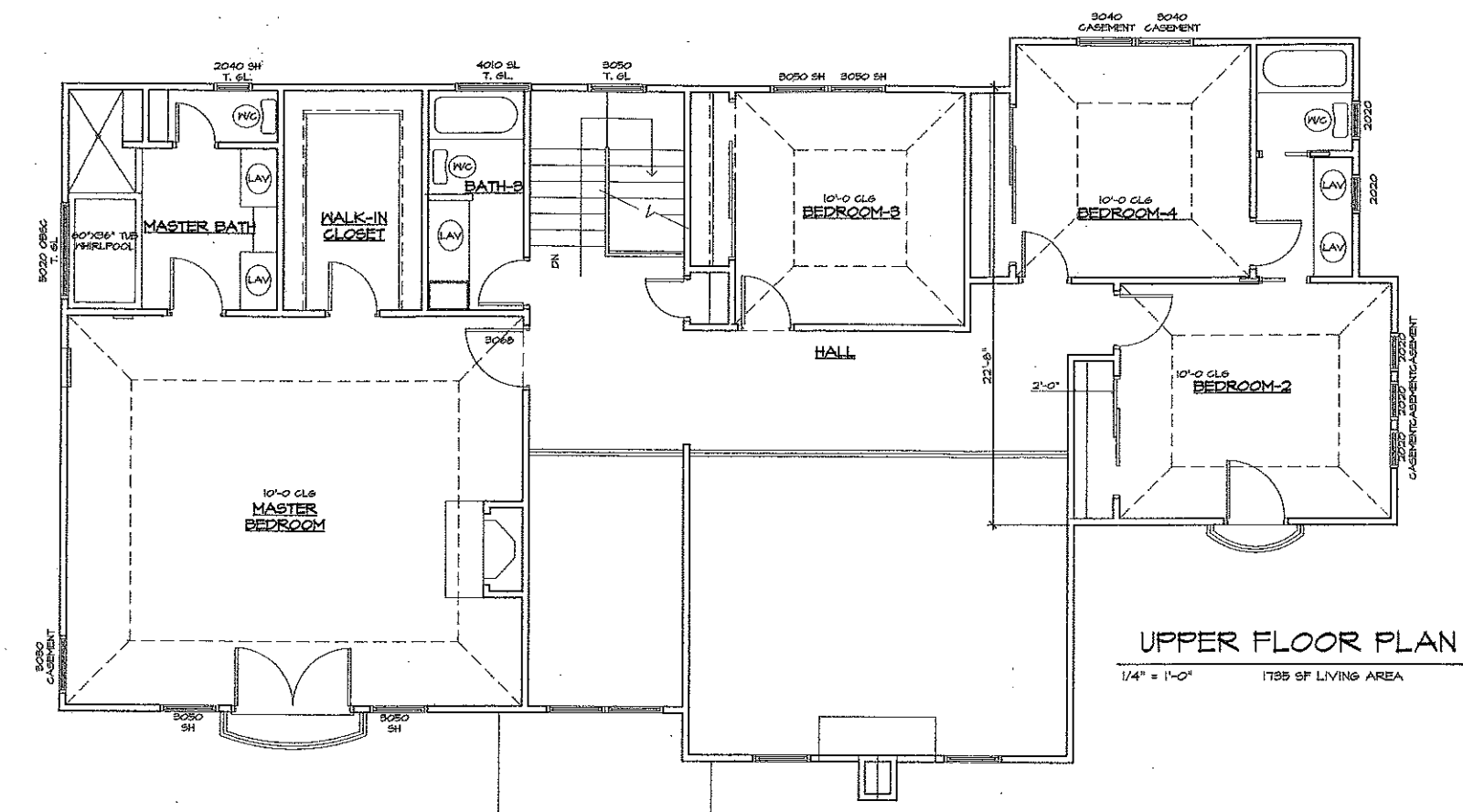
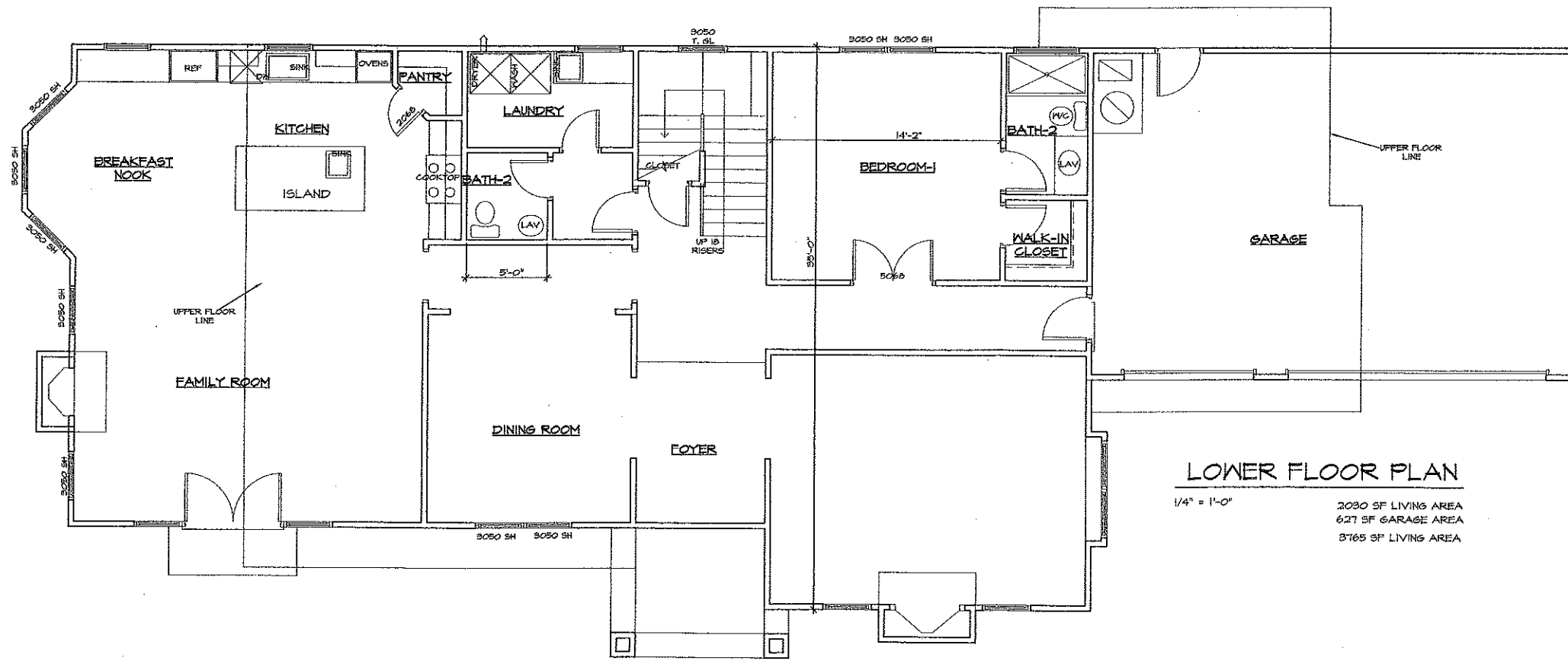
1/4" = 1'-0"

CORTE DE ROSA

5g.3

OF 10

PLAN-7



PLAN-8

<p>RICHARD HARO DRAFTING and PLANNING, INC. 243 S. MCGILVER LANE, CAMPBELL, CA 95005 (408) 371-7200</p> <p><i>Richard Haro</i></p>	<p>FLOOR PLAN 8</p>	<p>CORTE DE ROSA LLC 750 UNIVERSITY AVE LOS GATOS CA</p>	<p>Date: 1-20-08 Drawn: RH Scale: 1/4" = 1'-0" Job: CORTE DE ROSA</p>
<p>5h.1</p>		<p>OR 10</p>	



FRONT ELEVATION

1/4" = 1'-0"

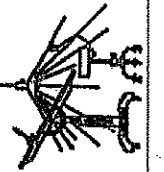


REAR ELEVATION

1/4" = 1'-0"

PLAN-8

EXTERIOR ELEVATIONS
FLOOR PLAN 8



RICHARD HARO
DRAFTING and PLANNING, INC.
243 S. McCLINCEY LANE, CAMPBELL, CA, 95008
(408) 371-7200
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

DATE 1-20-08
DRAWN RH
SCALE 1/4" = 1'-0"

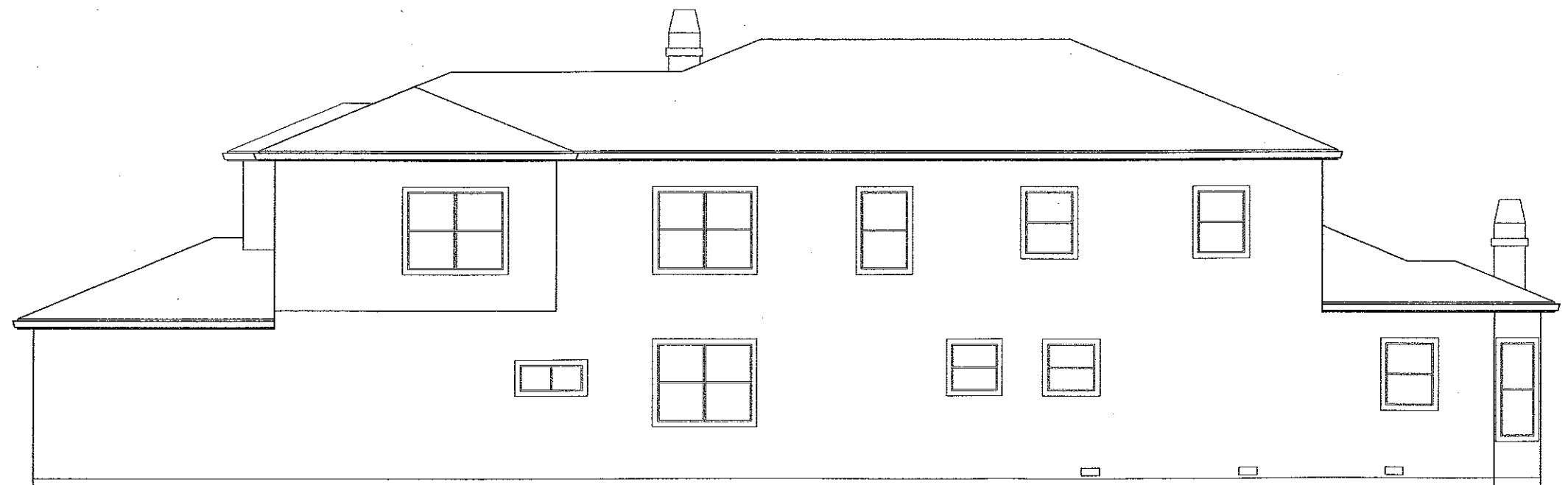
BY CORTE DE ROSA

5h.2



LEFT SIDE ELEVATION

1/4" = 1'-0"

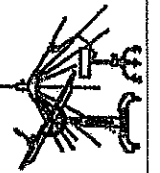


RIGHT SIDE ELEVATION

1/4" = 1'-0"

PLAN-8

EXTERIOR ELEVATIONS
FLOOR PLAN -8



RICHARD HARO
DRAFTING AND PLANNING, INC.
243 S. MCCLINCKY LANE, CAMPBELL, CA, 95008
(408) 371-7200
Richard Haro

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

1-20-08

RH

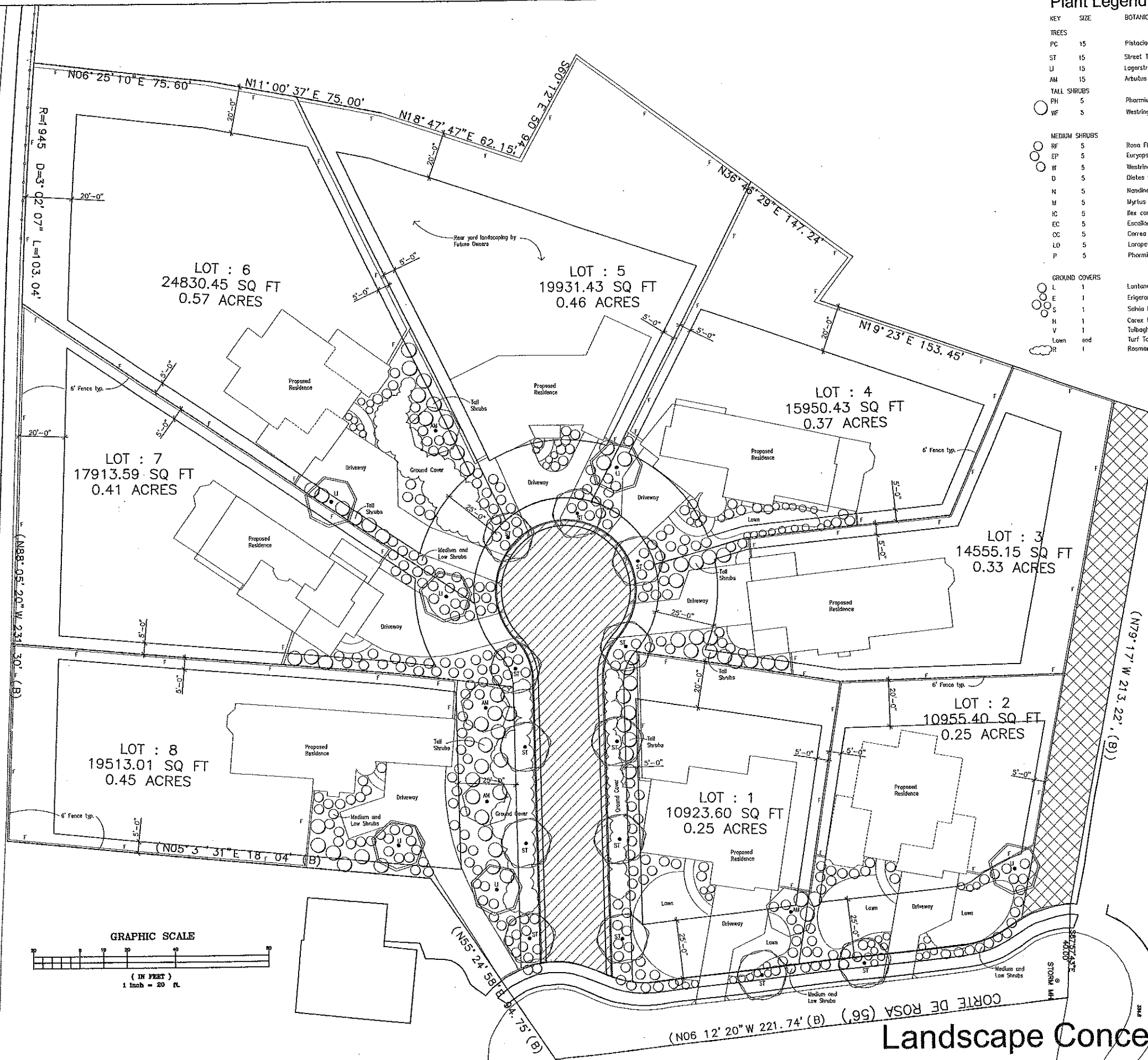
1/4" = 1'-0"

CORTE DE ROSA

5h.3

OF 10

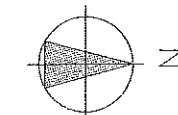
CAMDEN AVENUE
(WIDTH VARIES)



Plant Legend

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
PC	15	Pistacia chinensis Keith Davies	Chinese Pistache
ST	15	Street Tree selected by City Arborist	
LI	15	Lagerstroemia indica Tuskegee	Crape Myrtle
AM	15	Arbutus Menziesii	Strawberry Tree
TALL SHRUBS			
PH	5	Phoradendron - Large Green or Bronze variety	Flax
WF	5	Westringia fruticosa	Coast Rosemary
MEDIUM SHRUBS			
RF	5	Rosa FLOWER CARPET PINK	not light pink
EP	5	Eucalyptus pectinatus Viridis	Eucalypt Daisy
W	5	Westringia Menziesii Light	Coast Rosemary
D	5	Dialia vegeta	Fortnight Lily
N	5	Nandina Gulf Stream	Heavenly Bamboo
M	5	Myrtus communis compacta	Myrtle
IC	5	Ilex cornuta rotunda	Low Holly
EC	5	Escallonia compacta	
OC	5	Oreocarya Carmine Bells	Australian Fuchsia
LO	5	Loropetalum Razzleberry	
P	5	Phoradendron Platt's Black	Medium Flax
GROUND COVERS			
L	1	Lantana montevidensis	Purple Lantana
E	1	Erigeron karwinskianus	Santa Barbara Daisy
S	1	Salvia leucantha	Mex. Sage
H	1	Carex testacea	Sedge
V	1	Tulbaghia violacea	Society Garlic
Lawn	sed	Turf Tall Fescue	
R	1	Rosmarinus Huntington Carpet	Low Rosemary

Gregory Lewis
Landscape
Architect
#2176
736 Park Way
Santa Cruz, CA 95065
(831) 425-4747
FAX (831) 425-1107
lewislandscape@sbcglobal.net



1"=20'-0"

CONCEPTUAL
LANDSCAPE PLAN



RICHARD HARO
DRAFTING and PLANNING, INC.
843 S. McGINLEY LANE, CAMPBELL, CA 95008
(408) 371-7300

CORTE DE ROSA LLC
750 UNIVERSITY AVE
LOS GATOS CA

1-29-08
GL
1"=20'-0"
CORTE DE ROSA
6.0

Landscape Concept

TRACT NO. 4712
MONTEVIDEO UNIT NO. 9
SAN JOSE, CALIFORNIA
261 M 10

PASO LOS CERRITOS

506

505

504

TRACT NO. 4710
MONTEVIDEO UNIT NO. 7
SAN JOSE, CALIFORNIA
256 M 46

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft

603

898

897

896

895

602

601

600

599

LOT 5

LOT 6

LOT 7

LOT 8

899

900

901

903

CORTE DE ROSA

CAMDEN AVENUE

PARCEL 1

LOT 3

LOT 2

LOT 1

LOT 9

PARCEL A

TRACT NO. 5602
MONTEVIDEO UNIT NO. 13
SAN JOSE, CALIFORNIA
346 M 18

PROJECT INFORMATION

OWNER/APPLICANT: CORTE DE ROSA HOMES LLC
750 UNIVERSITY AVENUE, #150
LOS GATOS, CA 95032-7697

CIVIL ENGINEER: BOWMAN AND WILLIAMS
1011 CEDAR STREET
SANTA CRUZ, CA 95060

ARCHITECT: RICHARD HARO DRAFTING & PLANNING INC.
P.O. BOX 100429
CAMPBELL, CA 95011-0429

WATER SUPPLY: SAN JOSE WATER COMPANY
110 TAYLOR STREET
SAN JOSE, CA 95198-0001

SEWER SERVICE: CITY OF SAN JOSE
200 EAST SANTA CLARA STREET, 4TH FLOOR
SAN JOSE, CA 95113

EXISTING ZONING: R-1-5 SINGLE FAMILY RESIDENCE ZONING DISTRICT

PROPOSED REZONING: (PD) PLANNED DEVELOPMENT ZONING DISTRICT

EXISTING USE: CITY OF SAN JOSE PARKLAND

PROPOSED USE: 8 SINGLE FAMILY HOMES AND 1 PRIVATE STREET

AREAS OF INUNDATION: NO AREA WITHIN PROJECT BOUNDARY ARE LOCATED WITHIN 100 YEAR FEMA FLOOD PLANE

EXISTING PARCEL	SQUARE FEET (SF)	ACRES
APN 575-16-053	157,311	3.61

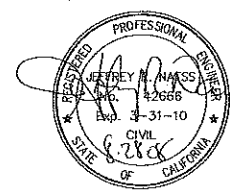
AREA TABULATION

COMMON LOT (PRIVATE STREET)		
LOT	SF	ACRES
LOT 9	11,036	0.25

PARCEL FOR DEDICATION TO CITY		
PARCEL	SF	ACRES
PARCEL A	7,339	0.17

LOT LINE ADJUSTMENT		
PARCEL	SF	ACRES
PARCEL 1	4,364	0.10

SUBDIVISION LOTS		
LOT	SF	ACRES
LOT 1	10,139	0.23
LOT 2	10,955	0.25
LOT 3	15,487	0.36
LOT 4	15,804	0.36
LOT 5	21,312	0.49
LOT 6	23,450	0.54
LOT 7	17,914	0.41
LOT 8	19,513	0.45
SUBTOTAL	134,573	3.09



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE CENTER LINE OF CORTE DE ROSA BETWEEN FOUND MONUMENTS AS SHOWN ON THIS MAP AND AS SHOWN ON TRACT NO. 5602, MONTEVIDEO, UNIT NO. 13, FILED IN BOOK 346 OF MAPS AT PAGE 17 AND 18, SANTA CLARA COUNTY RECORDS.

NORTH 08°12'20" WEST

APN 575-16-053

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 426-3500		TENTATIVE MAP CORTE DE ROSA SUBDIVISION	
REGISTERED CIVIL ENGINEER NO. 42666		HOWELL AND MICHEL DEVELOPMENT LLC CORTE DE ROSA SAN JOSE, CALIFORNIA	
SCALE 1"=30'	DRAWN CMM	JOB NO. 23981	SHEET 1.0
DATE 18 AUG 2008	CHECKED JRN	INDEX SAN JOSE	OF
DESIGN CMM	DWG NAME TENTATIVEMAP	FILE NO. 23981	